



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

**MINUTES OF THE
REGULAR MEETING OF THE
BARTLESVILLE CITY COUNCIL
Monday, October 4, 2021
7 p.m.**

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

MINUTES

(The Notice of Meeting was posted December 15, 2020
and the Agenda was posted September 30, 2021 at 5:00 p.m.)

Present were Mayor Dale Copeland, Vice Mayor Jim Curd, Jr., Councilmembers Trevor Dorsey, Paul Stuart and Billie Roane.

City staff present were Terry Lauritsen, Acting City Manager; Tommy Brown sitting in for Jess Kane, City Attorney; Jason Muninger, City Clerk/CFO; Kelli Williams, Chief Communications Officer; Keith Henry, Director of Public Works; Shellie McGill, Library Director; Mike Wickham, Supervisor of Neighborhood Services; Nancy Warring, Planner II; Greg Collins, Assistant Director of Community Development; Deputy Police Chief Rocky Bevard, Security; and Elaine Banes, Executive Assistant.

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

There were no citizens to be heard.

- 5. City Council Announcements, Commendations and Proclamations.**
 - Receipt of a Certificate of Commendation that was presented to Earl Sears and the City of Bartlesville in recognition of exemplary patriotism in the display of the flag of the United States of America on the Mound. Presented by Mayor Copeland.
 - Arbor Day – October 9, 2021. Presented by Vice Mayor Curd.
 - National Colonial Heritage Month – October 2021. Presented by Councilmember Roane.
 - Code Enforcement Officers Appreciation Week – October 11-15, 2021. Presented by Mayor Copeland.
- 6. Authorities, Boards, Commissions and Committee Openings**
 - Two openings on the Ambulance Commission
 - One opening on the Bartlesville Convention & Visitor's Board
 - One opening on the Board of Adjustment

- One opening on the Construction and Fire Codes Appeals Board
- One opening 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

- The Regular Meeting Minutes of Tuesday, September 7, 2021.
- The Special "Workshop" Minutes of Monday, September 20, 2021.

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

- Appointment of Mr. Frank Villarruel and Mr. Jordan Gentges to three year terms on the Street and Traffic Committee at the recommendation of Councilman Stuart.
- Appointment of Mr. John Fusselman to a three year term on the White Rose Cemetery Board at the recommendation of Mayor Copeland.
- Appointment of Ms. Donna Copeland to a three year term on the White Rose Cemetery Board at the recommendation of Vice Mayor Curd.
- Reappointment of Ms. Kinder Shamhart to an additional three year term on the Board of Adjustment at the recommendation of Mayor Copeland.
- Reappointment of Ms. Melanie Bayles to an additional three year term on the Park Board at the recommendation of Vice Mayor Curd.
- Reappointment of Mr. Jack Alley to an additional three year term on the Street and Traffic Committee at the recommendation of Councilman Stuart.
- Reappointment of Mr. Jack Alley to an additional three year term on the White Rose Cemetery Board at the recommendation of Mayor Copeland.

c. Approval of Agreements, Contracts, Leases, and Memorandums of Understanding

- Digital Media Agreement between the City of Bartlesville/Bartlesville Public Library and Midwest Tape that provides users access to digital media content using computers, streaming devices, smart phones, tablets or web browsers.
- Agreement between Grace Community Church and the City of Bartlesville for the Temporary Deferment of the Completion of Required Site Development Improvements.
- Water tank contracts between the City of Bartlesville and Utility Service Co., Inc. for the Madison Water Tank.
- Professional Service Agreement with Certified Sewer Inspection, LLC for smoke testing of the Nebraska and Maple sewer sub basins.
- Amendment to the Municipal Code, Section 20-78 regarding a modification to the amendment, supplement or terminate provision of a Water Sale Contract outside corporate limits.
- Agreement for Acquisition of Pipeline Easement with Ken-Ada Ranches, Inc. for the water reuse pipeline.
- Water Purchase Contract with Ken-Ada Ranches, Inc.

d. Acceptance of Grant

- Accept the FY 2021 Community Development Block Grant Small Cities Set-Aside Program Grant in the amount of \$228,333 (amount to be matched by the City) to be

used for street and sidewalk improvements along 5th Street from Sunset Blvd. to Santa Fe Ave., and authorize the City Manager to sign the required contract

e. Receipt of Financials

- i. Interim Financials for the two months ending August 31, 2021.

f. Receipt of Bids

- i. Bid No. 2021-2022-003R for Sooner Pool Expansion
- ii. Bid No. 2021-2022-006 for Bartlesville Public Library 2nd Floor Remodel.

Mayor Copeland read the consent docket in its entirety.

Mr. Stuart moved to approve the consent docket with the exception of the items set out above, seconded by Ms. Roane.

Aye: Ms. Roane, Mr. Stuart, Mr. Dorsey, Vice Mayor Curd, Mayor Copeland

Nay: None

Motion: Passed

8. Discuss and take action to award Bid No. 2021-2022-003R for Sooner Pool Expansion. Presented by Vice Mayor Curd.

At Vice Mayor Curd's request, Mr. Siemers provided the background for the project as well as how the bids were requested, received and processed. Due to the original bid earlier in the year being \$462,831 over the available budget, Council elected to reject the bid with the expectation that staff would make some modifications to the project scope and/or bid documents to hopefully gain more interest and received more competitive bids. Staff determined that there was nothing to cut from the project scope, but considered splitting the components into multiple add bid alternates to provide some flexibility if bids still came in high in the rebidding of the project. The rebid was structured to include a base bid for the main components of the new pool amenities, such as slides, concrete deck, mechanical enclosure, pumps, etc. The rebid differed from the original bid by only including two of the three slides in the base bid while including an add alternate for the third slide. The parking lot add alternate was also split into two alternates, one for the main parking area and one for an additional smaller portion of the parking lot. The original bid had one parking lot alternate for the entire lot. Similar to the original bid, the rebid also included add alternates for stone boulders under the slides in lieu of sod for maintenance purposes, landscaping for the parking lot, and irrigation for the landscaping. Funds are available for the parking lot as part of the 2020 GO Bond that was approved by voters last August. The parking lot add alternates were included so that we could possibly add this work in the overall renovation project once funds become available later this calendar year. Four bids were received with two eliminated, AC Owen and Blackhawk, due to submitting their bid with a pool contractor that was not approved, which was clearly stated on the bid documents. Magnum Construction was then determined to be the lowest base bid that complied with the bidding requirements. Their base bid was \$132,000 over the project budget. Mr. Siemers reviewed the budget of the project and funding options to cover the overage. Additionally staff recommends, as does Vice Mayor Curd, to award the base bid to Magnum Construction.

Vice Mayor Curd moved to award Bid No. 2021-2022-003R to Magnum Construction, Broken Arrow, Oklahoma, in the amount of \$2,882,000.00 and also award Add Alternate A1 for the main parking lot work in the amount of \$199,000 for a total contract award of \$3,081,000.00, and that the initial budget deficit will be covered by unspent ½ Cent Sales Tax funds and

General Obligation Bond funds for the parking lot as they become available later in the year, seconded by Mr. Stuart.

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

9. Discuss and take action to award Bid. No. 2021-2022-004 for Concrete. Presented by Councilman Dorsey.

Mr. Dorsey moved to award Bid No. 2021-2022-004 to Bartlesville Redi-Mix, Inc. with an exception that on certain occasions when the awarded bidder cannot provide materials in a timely manner, the City reserves the right to use an alternate supplier of Mid-Continent Concrete, in the amounts as listed on the attached form, seconded by Ms. Roane.

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

10. Discuss and take action to award Bid No. 2021-2022-005 for Asphaltic Concrete & Aggregate Base. Presented by Councilman Dorsey.

Mr. Dorsey moved to award Bid No. 2021-2022-005 for Asphaltic Concrete to Bison Asphalt LLC of Bartlesville, Oklahoma in the amounts as listed on the attached form, seconded by Mr. Stuart.

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

Mr. Dorsey moved to award Bid No. 2021-2022-005 for Aggregate Base to Bison Asphalt LLC of Bartlesville, Oklahoma in the amounts as listed on the attached form, seconded by Mr. Stuart.

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

11. Discuss and take action to award Bid No. 2021-2022-006 for Bartlesville Public Library 2nd Floor Remodel. Presented by Mayor Copeland.

Mayor Copeland reviewed the project and reported that Reco Construction submitted the only bid and was over budget. Original estimates for the project fell between \$100,000 to \$125,000, and with Reco's \$201,000 bid, staff recommend ejecting the bid and rebidding later this year to perhaps allow more contractors to bid on the project.

Mayor Copeland moved to reject the bid from Reco Construction due to insufficient funds with the understanding the project will be rebid at a later date, seconded by Ms. Roane.

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

12. A public hearing on and consideration of a request by Jeremy and Kaisha Shea to close a portion of a 20 ft. wide utility easement in Lot 1, Block 9, Covington Park Addition, Bartlesville, Washington County, Oklahoma. Presented by Micah Siemers, Director, Engineering.

Mr. Siemers reported that the applicants, Jeremy and Kaisha Shea, is requesting the closure to provide more room in their backyard to facilitate construction of a swimming pool. The lots in Covington Park all have very large, 20' wide easements that take up the majority of the usable space whether or not utility companies have actually installed facilities. Staff received no objections for City departments or from the utility companies. Sparklight and AT&T have facilities located in the south 10 feet of the easement that will remain intact, therefore they do not have any objections to the request.

The Mayor 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.

Mr. Curd moved to adopt the ordinance to close the portion of a 20 ft. wide utility easement in Lot 1, Block 9, Covington Park Addition, as presented, seconded by Mr. Stuart.

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

13. Discuss and take possible action to adopt an Ordinance amending Chapter 20 of the Bartlesville Municipal Code pertaining to wholesale utility customers. Presented by Jason Muninger, CFO/City Clerk.

Mr. Muninger is requesting a verbiage change to include all wholesale water customers. This change was amended in 2016, but with the recent adoption of Ordinance 3539, it had been unintentionally reverted to the original language stating accounts with meter's 3 inch or above. This language change reflects the intent of our rates with existing contracted water customers.

Mr. Dorsey moved to adopt the ordinance amending Chapter 20 of the Bartlesville Municipal Code pertaining to wholesale utility customers, as presented, seconded by Vice Mayor Curd.

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

14. Presentation on Bluepeak/Vast plan for buildout of internet and cable services. Presented by Desi Stoops, Vice President of Market Development, Blue Peak.

Mr. Stoops introduced the CEO of Bluepeak, Rich Fish, who expressed his appreciation for the opportunity to provide services to Bartlesville. Mr. Stoops, using a PowerPoint, reported that Vast Broadband currently offers services in South Dakota and portions of western Minnesota, and was purchased by GI Partners in February. They are in the process of transitioning its name and brand to Bluepeak. He stated that they anticipate spending in excess of \$250 million in Oklahoma offering services in Bartlesville and several other Oklahoma communities providing thousands of miles of fiber-powered broadband network, providing northern Oklahoma's homes and businesses access to internet speeds of 10 gig

and beyond. This includes hiring locally, partnering with northern Oklahoma communities, providing faster and high-quality broadband, video and voice services. Mr. Stoops reported that there will be 129 miles of aerial distribution fiber, 82 miles of underground fiber and 14K homes passed. He provided the construction timeline stating the company's goal of service to half of Bartlesville within two years and 90% online availability within three years. He stated that notices will be sent to residences and businesses prior to construction, first with a postcard and then with individual notices and door tags one week prior to construction.

Discussion covered where the fiber will be run throughout the city; how aerials will be installed; competitive pricing; how residential and commercial service will be offered; and how adding fiber broadband will positively impact companies whose employees would be able to work from home more efficiently.

15. New Business.

There was no new business to report.

16. City Manager and Staff Reports.

Mr. Lauritsen acknowledged the Boy Scout in attendance from the St. John's pack who was attending to receive his Citizenship in Community Badge.

Mr. Lauritsen provided information about the free grass and leaf pickup that will be conducted the week of December 6, 2021.

He also reported that ODOT will begin road renovations on Highway 75 today. This will be done in phases, and Mr. Lauritsen asked citizens to use caution and alternate byways during this time. The Mayor confirmed that there are several options to travel across town to avoid using Highway 75 during this time.

17. City Council Comments and Inquiries.

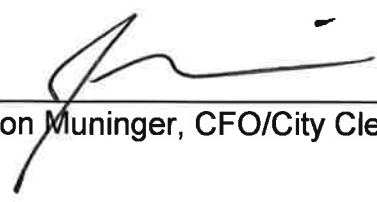
Vice Mayor Curd stated his appreciation to the contractor and staff for the completion of Hillcrest Drive. He mentioned that he has received many compliments on how beautiful and smooth it is. Mr. Siemers confirmed that lighting of the roadway is still being discussed and planned. Mr. Stuart added that the roundabout kept traffic running smoothly during this time as well.

At Mr. Stuart's request, Mr. Siemers provided an update on the Quail Road drainage project. He explained the reason for delays in completion was initially rain events, then the unexpected layer of rock that lies beneath the area. He added that the contractor is moving as quickly as possible and working to keep yards, easements and streets clear of debris as they work.

Mayor Copeland expressed his appreciation for the City staff and how they make the City Council's job easier.

18. There being no further business to address, Mayor Copeland adjourned the meeting at 8:13 p.m.


Dale W. Copeland, Mayor


Jason Muninger, CFO/City Clerk



**CITY OF BARTLESVILLE, OKLAHOMA
 BID SPECIFICATIONS FOR
 CONCRETE
 BID NUMBER 2021-2022-004**



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>\$ 104.00</u>
5 sack Class B (3,000 psi min):	<u>\$ 106.00</u>
5 ½ sack Class B (3,500 psi min):	<u>\$ 108.00</u>
6 sack Class A (4,000 psi min):	<u>\$ 110.00</u>
7 sack Class AA:	<u>\$ 115.00</u>
High Early	<u>\$ 115.00</u>

Flowable Fill:

Flowable Fill Quick Set concrete shall contain
 Rapid set cement 100#, fly ash 0#, Sand 2970#,
 water 55 gal., air 0%:

\$ 90.00

Flowable Fill Regular Set concrete shall contain
 Type 1 cement 60#, Fly ash 290#, sand 2750#,
 water 55 gal., air 0%

\$ 85.00

Sand used in Flowable fill shall have 100% passing
 the ¾" inch sieve and 0%-20% passing the No. 200 sieve

Flyash Grout: (1827 Flyash, 1220 Cement, 75 Gals Water)

N/A

Air Entraining: 4-6%

—

Calcium Chloride: 1%

\$ 3.00

Calcium Chloride: 2%

\$ 6.00

Fiber mesh

\$ 6.00

Hot Water (140 degree min)

\$ 4.00

Black Pigment: Frank Davis #807 @ 6.25 lb./cy. Or equal

N/A

Minimum Order Amount: 1 (i.e. .5 yards. etc)

If there is a price break for quantity please list:

COMPANY: Bartlesville Redi-mix

ADDRESS: 1500 Tuxedo Blvd Bartlesville OK 74006

Company Name Bartlesville Redi mix

**CITY OF BARTLESVILLE, OKLAHOMA
BIDS FOR -
PLANT MIX BITUMINOUS BASES AND SURFACES
ASPHALTIC CONCRETE & AGGREGATE BASE
BID # 2021-2022-005**

**ASPHALTIC CONCRETE
PART I**

<u>DESCRIPTION</u>	<u>UNIT/TON</u>
1. Type A (S-3)	\$ <u>53.00</u>
2. Type B (S-4)	\$ <u>55.00</u>
3. Type C (S-5)	\$ <u>57.00</u>

Highway miles from your plant to the City of Bartlesville, OK 2

COMPANY NAME Bison Asphalt LLC

ADDRESS 3590 E Durham Rd

CITY, STATE, ZIP Bartlesville, OK 74006

CONTACT Aemi Collier PHONE 918 534 9992

FAX 918 534 9952 E-MAIL aemi@bisonmaterials.com

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 TUESDAY AUGUST 24, 2021.

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 Bison Asphalt LLC

**CITY OF BARTLESVILLE, OKLAHOMA
BIDS FOR -
PLANT MIX BITUMINOUS BASES AND SURFACES
ASPHALTIC CONCRETE & AGGREGATE BASE
BID # 2021-2022-005**

**AGGREGATE BASE
PART II**

ITEM	COST PER TON @ PLANT	TRAILER DELIVERY	BOBTAIL DELIVERY
1 1/2" CLASS A			
2" CLASS A	—		
3" CLASS A	10.00		
CRUSHER RUN (ALL SIZES)	7.50		
1/2" CHIPS	—		
3/8" CHIPS	—		
5/8" CHIPS	—		
3/4" CHIPS	—		
3" BEDDING	—		
SHOT ROCK	8.00		
RIP RAP	17.00		
NEW SCREENINGS	6.00		
ASPAHLT SCREENINGS	—		
TYPE A	—		
TYPE B	—		
PUGGED BASE TYPE A & TYPE B	9.50		
MANUFACTURED SAND	—		

← PLEASE
SIGN & D

Company Name Bison Materials LLC - Hoghoater