



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

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

**Tuesday, December 14, 2021
12:00 p.m.**

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

MINUTES

(The Notice of Meeting and the Agenda was posted Friday, December 10, 2021 at 11:30 a.m.)

Present were Mayor Dale Copeland, Vice Mayor Jim Curd, Jr., Councilmembers Trevor Dorsey (arriving at 12:13 p.m.), Paul Stuart and Billie Roane.

City staff present were Mike Bailey, City Manager; Jess Kane, City Attorney; Shellie McGill, Director of the Public Library; Terry Lauritsen, Director of Water Utilities; Greg Collins, Assistant Community Development Director; Captain Kevin Ickleberry, Captain Nathan Mellon, Police Chief Tracy Roles; Kelli Williams, Chief Communications Officer; and Elaine Banes, Executive Assistant.

- 1. The business meeting of the Bartlesville City Council was called to order a 12:00 p.m. by Mayor Copeland.**
- 2. Roll call was held and a quorum established.**
- 3. The Invocation was provided by Rev. Susan Payne, First Christian Church.**
- 4. Citizens to be heard.**

Jim Mills spoke in favor of the City receiving First Christian Church as a donation, although he asked that the City Council not rush into turning it into a conference center. He added that he would like to see the Bartlesville History Museum relocated to the church location.

Chellie Bea spoke in favor of the City receiving First Christian Church as a donation, but not in favor of turning it into a conference center. She was also in favor of relocating the Bartlesville History Museum to the church location.

At the Mayors request, Police Chief Tracy Roles provided an update to the double homicide that occurred the previous evening. He reported that the suspect, Gregory Rogers, has turned himself in to the Tulsa Police Department and will be returned to Bartlesville for processing. He commended the Bartlesville Police Department, EMSA, Bartlesville Fire Department, the staff at St. Francis Medical Center in Tulsa (where the suspect went for medical attention), and the Tulsa Police Department for working together to handle and process the situation at the Kickstand Bar, and to bringing the suspect in to custody.

5. Discuss and take possible action to award Bid No. 2021-2022-007 For Clean Water Effluent Reuse Pipeline and Outfall Cascade. Presented by Mr. Dorsey.

Mr. Dorsey moved to award Bid No. 2021-2022-007 for Clean Water Effluent Reuse Pipeline and Outfall Cascade to Paragon Contractors/KSL Dirtworks, Bartlesville, OK in the amount of \$4,035,505, seconded by Ms. Roane.

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

6. Consideration and possible action to approve a Memorandum of Understanding (MOU) between the First Christian Church and the City of Bartlesville for a lease and possible donation of the Church facility to the City of Bartlesville. Presented by Vice Mayor Jim Curd, Jr.

Vice Mayor Curd stated his appreciation to the Council for considering the revised MOU, resulting in the discussion from last week's City Council meeting. He reviewed the most recent MOU which had been updated again just prior to the meeting, in particular Section 5. This revision includes the stipulation that in the event that the feasibility study does not support a conference center, then the City has the option to use the facility for an alternate use.

Mr. Stuart shared his concern that there is not a successor or alternate attorney for First Christian Church (Church) set out in the MOU, and if there came a time that Mr. Ihrig was no longer the Church's attorney, and there was no longer a church organization to obtain another attorney, how would that affect decisions relating to the use of building. City Attorney Kane and the Church's attorney, Mr. Ihrig, both stated their confidence in the MOU, both in agreement that the MOU is an instrument to start this process/transaction between the City and the Church. They also agree that as the project proceeds, the MOU and other legal documents will "grow" to cover all aspects of the transaction. Mr. Ihrig stated that per State law corporations that no longer exist can reconvene within three years to address a need to act on behalf of the corporation, or in this case the Church. Mr. Stuart also questioned insurance coverage that was not specifically set out in the MOU. Mr. Bailey stated that insurance is implied in Section 7. Regarding the City's agreement to keep the property maintained.

Ms. Roane inquired if the donation of the Church is contingent on whether or not the facility will be used as a conference center. Mr. Kane and Vice Mayor Curd both agreed that as stated in Section 5, the City could submit an alternate use for consideration if the feasibility study fails to support a conference center. Vice Mayor Curd added that there would be at least two times a proposed use could be made, following the receipt of the result of the feasibility study and upon a vote of the people. Mr. Bailey added there is a broad understanding that if the Church does not become a conference center, then it could be returned to the ownership of the church, or referring to Section 5, a proposed alternate use. Ms. Roane then inquired that if the feasibility study states that Bartlesville could support a conference center, then is the City mandated to use the church for a conference center. Mr. Kane explained that he and Mr. Ihrig agree that the MOU is a financing contingency stating that the City is not obligated to take possession of the building unless financing is obtained for a proposed use. He added that if the City Council does not authorize the financing, through an obligation bond, or otherwise, then the City's obligation is null.

Mr. Dorsey moved to approve the Memorandum of Understanding between the First Christian Church and the City of Bartlesville as presented, seconded by Vice Mayor Curd.

Mr. Stuart stated that since there are details that could be more explicit such as his insurance and alternate attorney, he would like to see this outlined in the MOU ahead of time before approving it. Ms. Roane agreed with Mr. Stuart stating that she feels the MOU should be more specific in order to avoid slowing the process down, if it can be done so legally.

Voting Aye: Mr. Dorsey, Vice Mayor Curd
Voting Nay: Mr. Stuart, Ms. Roane, Mayor Copeland
Motion: Failed

7. Recess meeting in order to move into the First Floor Conference Room for the workshop portion of the meeting.


Mayor Copeland recessed the meeting at 12:45 p.m. so that the City Council could move into the First Floor Conference Room for the remainder of the meeting. The Mayor invited anyone who wished to attend the workshop. Mr. Kane stated that he would not be attending the training, but the City Prosecutor Cana Mize would attend in his place.

8. OMAG Recognition Training. Presented by Bill Tackett, ARM, Director of Strategic Initiatives.

Mayor Copeland reconvened the meeting at 1:03 p.m.

Mr. Tackett provided OMAG Recognition Training to City Council and to City Directors.

9. There being no further business to address, Mayor Copeland adjourned the meeting at 1:54 p.m.


Jason Muninger, CFO/City Clerk


Dale W. Copeland, Mayor

