



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

## REGULAR MEETING OF THE BARTLESVILLE CITY COUNCIL

**Monday, March 6, 2023**  
**Immediately Following the**  
**Bartlesville Education Authority**  
**Special Meeting beginning at 5:30 pm.**

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

### AGENDA

- 1. Call to order the business meeting of the Bartlesville City Council by Mayor Copeland.**
- 2. Roll Call and Establishment of a Quorum.**
- 3. Citizens to be heard.**
- 4. City Council Announcements and Proclamations.**
  - Cleaning Week March 26 – April 1, 2023. Presented by Mayor Copeland.
- 5. Authorities, Boards, Commissions and Committee Openings**
  - One opening on the Bartlesville Area History Museum Trust Authority.
  - One opening on the Bartlesville Redevelopment Trust Authority.
  - One opening on the Bartlesville Convention and Visitor's Bureau Board (Visit Bartlesville)
  - One opening on the White Rose Cemetery Board
- 6. Consent Docket**
  - a. Approval of Minutes**
    - i. The Regular Meeting Minutes of February 6, 2023.
  - b. Approval of Appointment, Reappointments and Ratifications to Authorities, Boards, Commissions and Committees**
    - i. Appointment of Mr. Richard Keim to a three-year term on the White Rose Cemetery Board at the recommendation of Mayor Copeland.
    - ii. Reappointment of Mr. Quinn Schipper to a three-year term on the City Planning Commission at the recommendation of Councilmember Roane.
    - iii. Reappointment of Ms. Gretchen Wendtland to a three-year term on the Park Board at the recommendation of Vice Mayor Curd.
  - c. Approval of Agreements, Contracts, Engagement Letters, Leases, MOU's, Proposals, and Lease Terminations.**
    - i. Approval of a Professional Service Agreement with Aimright Testing & Engineering for geotechnical services for the Wastewater Treatment Plan Expansion – Caney River Corridor Improvements in the amount of \$4,350.
    - ii. Contract with Witt O'Brien of Houston, Texas to update the Storm-Water Pollution Prevention Plan (SWP3) for the Bartlesville Municipal Airport in the amount of \$2,150.

- iii. Contract between Link Media Outdoor and the Bartlesville Public Library/City of Bartlesville for billboards for the 2023 Summer Reading Program in the amount of \$2,140.
- iv. Proposal from All Media Integration for an audio video upgrade for the City Council Chambers in the amount of \$38,327.81.
- v. Lease of Hangar 5 at the Bartlesville Municipal Airport to Emrich Aerial Spraying, LLC to conduct aerial spraying operations and other aeronautical activities.
- vi. Termination of Hangar 5 Lease Agreement requested by Wolfe Aviation with the Bartlesville Municipal Airport/City of Bartlesville.

**d. Approval of Resolutions**

- i. Approval of a resolution of the City Council of the City of Bartlesville, Oklahoma providing comment to the Assistant Secretary of the Army for Civil Works on the Water Resources Development Act of 2022; and containing other provisions related thereto.

**e. Receipt of Financials**

- i. Interim Financials for seven months ending January 31, 2023.

**f. Receipt of Bids**

- i. Bid No. 2022-2023-014 Minnesota Rehabilitation – Highway 75 to Madison Boulevard.
- ii. Bid No. 2022-2023-015 City HVAC Component Replacement

**7. Discuss and take possible action to award Bid No. 2022-2023-014 for the Minnesota Rehabilitation Project. Presented by Councilmember Dorsey.**

**8. Discuss and take possible action to award Bid No. 2022-2023-015 for City Hall HVAC Component Replacement Project. Presented by Councilmember Roane.**

**9. Consideration and action on a Resolution of the City Council of the City of Bartlesville, Oklahoma (the “City”) approving the incurrence of indebtedness by the Bartlesville Education Authority (the “Authority”) issuing its Educational Facilities Lease Revenue Bonds (Bartlesville Public Schools Project) Series 2023 (the “Bonds”); providing that the organizational document creating the authority is subject to the provisions of the Bond Indenture authorizing the issuance of said Bonds; waiving competitive bidding and authorizing the sale of said Bonds by the Authority at negotiated sale and at a price less than par; approving the forms of a Continuing Disclosure Agreement and an Official Statement relating to the Bonds; authorizing the execution of all necessary documents, and containing other provisions relating thereto.**

**10. Discuss and take possible action to adopt an Ordinance granting to Public Service Company of Oklahoma (PSO) the right, privilege, and non- exclusive franchise for twenty-five years to build, equip, maintain, extend, own, and operate a system for the manufacture, transmission, distribution, sale, and control of electricity and communications circuits for itself and others in, under, over, across, through and along any and all of the present and future streets, alleys, avenues, ways, and other public places and grounds within the limits of the City of Bartlesville, Washington County, Oklahoma; and granting to PSO the right to operate an electric business pursuant to reasonable rules and regulation by the Oklahoma Corporation Commission; with PSO**

agreeing to charge legal rates for the electric service; and, if possible, to sell and deliver to the City all electricity and services requested by it; providing for payment to the City by PSO of a monthly fee on gross receipts from the delivery and sale of electricity; and providing for the repeal of conflicting ordinances; and declaring an emergency. Presented by Jason Muninger, CFO/City Clerk.

11. Discuss and take possible action to approve a Resolution of the City of Bartlesville, Washington County, Oklahoma ("city"), calling for a special election to be held on the 9th day of May 2023, for the purpose of submitting an Ordinance for approval by the qualified electors that will grant to public service company of Oklahoma, an Oklahoma corporation (PSO), a non-exclusive franchise for twenty-five years to build, equip, maintain, extend, own and operate a system for the manufacture, transmission, distribution, sale and control of electricity in and to the city and the public generally, to a vote of the registered voters of the city for their approval or disapproval; specifying the question to be voted upon at the special election and further directing the distribution and publication of this resolution. Presented by Jason Muninger, CFO/City Clerk.
12. Discuss and take possible action to approve the Special Election Proclamation and Notice calling for an election on the proposition stated in Notice. Presented by Jason Muninger, CFO/City Clerk.
13. Discuss and take possible action to approve a Lease Agreement between the City of Bartlesville and Friends of Kiddie Park. Presented by Larry Curtis, Director of Community Development.
14. Discuss and take possible action on a Resolution for proposed changes to the City Council ward boundaries. Presented by Larry R. Curtis, Director of Community Development.
15. Discuss and take possible action on an application from Lance A. Windel of Arcadian Housing, LP, for approval of an Amendment to an Existing PUD and its restrictions and approval of a PUD Site Development Plan in a RS-7/PUD (Single-Family Residential-7/Planned Unit Development) Zoning District, on an approximately 30 acre +/- tract of land located north of Palmetto Drive, west of Virginia Avenue, legally described as Oak Wood Addition, Bartlesville, Washington County, Oklahoma according to the recorded plat there. Presented by Larry R. Curtis, Director of Community Development.
16. Discuss and take action on an application from Mick Olson, on behalf of the Voice of the Martyrs, for Final Plat Approval of Voice of the Martyrs Addition, a 1-lot mixed use development on a 66.68-acre tract of land located on the west side of Bison Road, approximately one-quarter mile south of Nowata Road, legally described as a part of the Northeast Quarter of Section 22, Township 26 North, Range 13 East, Washington County, Oklahoma. Presented by Larry R. Curtis, Director of Community Development.
17. Discuss and take action on proposed amendments to the Sewer Use Pretreatment Standards Ordinance for Fats, Oils and Grease. Presented by Terry Lauritsen, Director, Water Utilities.

**18. Presentation and discussion on proposed amendments to Chapter 20, Division 7 of the Bartlesville Municipal Code pertaining to Water Shortage. Presented by Terry Lauritsen, Director of Water Utilities.**

**19. Discuss and take possible action to approve the detailed goals as part of the Bartlesville NEXT strategic plan. Presented by Mike Bailey, City Manager.**

**20. New Business**

**21. City Manager and Staff Reports.**

**22. City Council Comments and Inquiries.**

**23. Adjournment.**

**The Agenda was received and filed in the Office of the City Clerk and posted in prominent public view at City Hall at 5 p.m. on Thursday, March 2, 2023.**

*Jason Muninger*

**Jason Muninger, City Clerk/CFO**

*/s/ Elaine Banes*

**by Elaine Banes, Deputy City Clerk**

**City of Bartlesville Website:** <https://www.cityofbartlesville.org/city-government/city-council/meeting-agendas/>

**Live Streaming:** <https://www.cityofbartlesville.org/city-government/city-council/webcast/>

**Sparklight: Channel 56**

**Open Meetings Act Compliance (25 O.S. Sec. 301 *et seq.*):** all discussion items are subject to possible action by the City Council. Official action can only be taken on items which appear on the agenda. The City Council may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the City Council may refer the matter to the City Manager, Staff or City Attorney, or back to a committee or other recommending body. Under certain circumstance, items are deferred to a specific later date or stricken from the agenda entirely. Agenda items requiring a public hearing as required by law will be so noted. The City Council may at their discretion change the order of the business agenda items. City of Bartlesville encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least one working day prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive this rule if signing is not the necessary accommodation.