



1st Floor Conference Room, City Hall
401 S. Johnstone Avenue
Bartlesville, OK 74003

**MINUTES OF THE
SPECIAL WORKSHOP MEETING
OF THE
BARTLESVILLE CITY COUNCIL AND
CITY PLANNING COMMISSION**

**Monday, October 14, 2024
12:00 p.m.**

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

MINUTES

(The Notice of Meeting and the Agenda was posted on October 9, 2024 at 5:30 p.m.)

City Council present were Mayor Dale Copeland, Vice Mayor Jim Curd, Jr., Councilmembers Trevor Dorsey, and Quinn Schipper. Loren Roszel was absent.

City Planning Commission members present were Chairman John J. Kane, Andy Dossett, Pastor Joe Colaw, Quinn Schipper, Adam Hibdon, and Steve Munkirs. Sara Freeman was absent.

City staff present were Mike Bailey, City Manager; Jess Kane, City Attorney; Jason Muninger, CFO/City Clerk; Laura Sanders, Assistant City Manager; Terry Lauritsen, Director of Water Utilities; Micah Siemers, Director of Engineering; Mike Richardson, Director of the Municipal Airport; Matt McCollough, IT Director; Kiley Roberson, Director of the Library and Museum; Larry Curtis, Director of Community Development; Greg Collins, Special Projects Manager; Kelsey Walker, Communications and Marketing Manager; Police Chief Kevin Ickleberry; Fire Chief H.C. Call; and Elaine Banes, Executive Assistant.

Also present were Chris Wilson, President of the Bartlesville Redevelopment Trust Authority, Larry East, Ward 2 City Council Candidate, and Christian Lentz and Jordan Evans, of Half Associates.

- 1. The workshop meeting of the Bartlesville City Council and the City Planning Commission was called to order by Mayor Copeland at 12:03 p.m.**
- 2. Roll call was conducted and a quorum established for each entity.**
- 3. The invocation was provided by Councilmember Dorsey.**
- 4. Citizens to be heard.**

Jimmy Williams and his son, Darren Williams, stated their opposition to holding the Bartlesville History Museum's Mausoleum Stories event in the White Rose Cemetery Mausoleum in October. They feel it should be held at a different location and even at a different time of the year, as they feel it is disrespectful to people who have family interred at White Rose Cemetery.

- 5. Presentation and discussion on the draft Bartlesville Comprehensive Plan update, Endeavor 2045. Presented by Greg Collins, Special Projects Manager, Community Development Department.**

Mr. Collins introduced the item reporting that the City's consultant, Halff Associates, Inc., will be presenting a Draft Comprehensive Plan, Endeavor 2045, for Planning Commission and City Council's review and comment. This comprehensive plan update is one of the action steps in the City's Strategic Plan, Bartlesville NEXT, to accomplish the strategic priorities of Economic Vitality and Community Character for the community, and is the blueprint for guiding and facilitating the future growth and development of the community over the next 20 years. It covers topics including land use, transportation, infrastructure, housing, parks, economic development, and more. Comprehensive plans are required by state law (Title 11, Oklahoma Statutes, Section 43-103) to provide the basis for a city's municipal regulations, including its zoning and subdivision regulations. At this time, he turned the meeting over to Christian Lentz and Jordan Evans, of Halff Associates.

Mr. Lentz and Mr. Evans with the use of a detailed PowerPoint, provided information covering the Draft Comprehensive Plan (Plan) Overview. They reported that the Comprehensive Plan update is the culmination of a five-phase process conducted over the course of 12 months with each phase including elements of community engagement to various extents. The Plan draft provides an overview of community context, including Bartlesville's history, people, community services, economy, housing, parks, quality of life, land, mobility and natural resources. In addition to zoning guidance and design considerations for particular areas in the City, the Plan identifies more than 129 action steps for the City and its partners. Those action steps are based around four guiding principles: Future Bartlesville, Prosperous Bartlesville, Livable Bartlesville and Natural Bartlesville.

The Future Bartlesville Phase identifies 43 actions to facilitate growth and development, provide safe and reliable access, and promote community pride. The Prosperous Bartlesville Phase identifies 29 actions to enable residents and businesses to thrive. The Livable Bartlesville Phase identifies 31 actions to sustain a vibrant community where residents enjoy a high quality of life. The Natural Bartlesville Phase identifies 26 actions to foster a sustainable and resilient community for future generations.

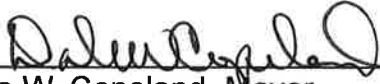
The Draft Plan will be presented to the City Planning Commission on October 22, 2024 at their regular meeting, and if approved for recommendation to the City Council, final approval will be on the November 4, 2024 City Council Regular Meeting agenda. Mr. Lentz, Mr. Evans and Mr. Collins all stated their appreciation of both groups for attending and participating in the workshop. Any questions or comments are welcome at this meeting or afterwards, with the request that they be provided prior to the City Planning Commission and the City Council meeting.

Discussion followed covering how important it is that comments from each group be received prior to the final approval; that major updates to the Plan will occur at five year increments to mitigate any future needs and/or adjustments; Plan amendments can be accommodated between the five year updates should opportunities arise; accessory dwelling units (ADU's) are currently allowed but are restricted significantly under current zoning regulations; from public input, more ADU's are desired; and ADU's are often prohibited due to homeowners associations/private landowners, not the City. Additional discussion covered the two areas of special consideration projects on the west and east side of town that would require private landowner or landowners to engage a developer to develop the building concepts in the Plan; how the Plan provides the basis for a new development code to enable them to happen; and

how the City could make public improvements in the public right of way and public space around the area, to encourage private development.

Mayor Copeland stated his appreciation to the work that has gone into the Plan, as well as to the citizens who participated.

6. **There being no further business to address, Mayor Copeland adjourned the meeting at 1:16 p.m.**



Dale W. Copeland, Mayor
Bartlesville City Council

John J. Kane, Chairman
City Planning Commission



Jason Muninger, CFO/City Clerk

