

MINUTES

CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
TUESDAY
FEBRUARY 20, 2024
6:00 P.M.

1. The meeting was called to Order at 6:00 p.m. Declaration of a quorum present was given. The Flag salute was led by Chief Anderson and the Invocation was given by Mayor Godwin.

ROLL CALL

Present

Absent

Mayor Roger Godwin
Vice-Mayor Mike Schmidt
Councilman Scott Tribbey
Councilman Jim Von Thaer
Councilwoman Judy Myers
Councilwoman Deborah Morris
Councilwoman Lynda Steele
Councilman Randy Prince
Councilwoman Vickie Douglas
Councilman Jon Evans (after swearing-in)

STAFF PRESENT

Matt Love, City Attorney
Mike Anderson, Police Chief
Stephen Coy, Fire Chief
Pamela McDowell-Ramirez, City Clerk/Treasurer
Mike Turman, Public Works Director
Craig Wallace, City Engineer
Marc Long, City Planner
Dakota Desai, Asst. City Planner

2. Administer Oath of office to Councilwoman Ward I, Judy Myers; Councilman Ward II, Jon Evans; Councilwoman Ward III, Lynda Steele; Councilwoman Ward IV, Vickie Douglas, by Judges Luke Simms and Steven Barker.

Judge Simms swore in Councilwoman Myers and Councilman Evans. Judge Barker swore in Councilwomen Steele and Douglas.

3. Presentation to outgoing Councilman Mike Schmidt. Presentation to Putnam City Original orchestra members who performed in the London England New Years parade and recognizing the chaperones.

The Mayor recognized Mike Schmidt and thanked him for all his hard work. The Mayor called up the orchestra members and chaperones to be recognized.

Item 13 was heard before item 4.

4. Discussion and possible action on appointing a Vice-Mayor and swearing-in.

Councilwoman Steele had prepared a speech and read it to everyone as to why she would like to be the Vice-Mayor.

Motion by Morris, second by Steele to nominate Councilwoman Steele to be Vice-Mayor. Poll vote: Von Thaer, abstain; Myers, nay; Tribbey, abstain; Evans, nay; Steele, yea; Morris, yea; Douglas, abstain; Prince, yea and Godwin, abstain.

Motion Failed.

Motion by Myers, second by Evans to nominate Councilman Tribbey to be Vice-Mayor. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, nay; Evans, yea; Steele, abstain; Morris, yea; Douglas, yea; Prince, yea and Godwin, abstain.

Motion Passed.

Judge Barker swore-in Councilman Tribbey as Vice-Mayor.

5. Recess to enter into the Warr Acres Public Works Authority meeting.

The council recessed at 6:28 p.m. to enter into the Warr Acres Public Works Authority meeting.

Convene the Warr Acres Public Works Authority meeting.

1. CONSENT DOCKET: (individual items may be deleted from the consent docket for discussion and action under #2.)
 - A. Approve the minutes of the Warr Acres Public Works Authority Meeting of January 16, 2024. ****
 - B. Approve payment of claim in the amount of \$71,331.68 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of January 2024. ****

C. Approval of payment of claims for the Sewer department in the amount of \$57,092.46. ****

Motion by Myers, second by Steele to approve the consent docket A-C. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, abstain; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed.

2. Discussion and possible action on items removed from the consent docket.

Moot.

3. Presentation by Engineers for the Bethany/Warr Acres Public Works Authority (the report you received and met with Marc Long about).

Engineer Sean Fairbairn with Cowan Engineering Group, the engineer for the BWAPWA Trust explained what was going to need to be done and the options as well as the current condition of the plant. He reported that the plant is scheduled to have 3 SBR's up and running by the end of February. The filters should be in operation sometime in April, once they are in operation, we should meet the permit requirements. Councilwoman Steele asked if what has already been purchased and installed will be kept. The answer was that of the current 5-million-dollar loan to date as far as what has been paid out is about 1.2 million and those items will stay and be used going forward. Some work on the flow equalization basins and some work on the sludge processing 95 to 100% of this will be able to be incorporated into the overall project. The question was asked what will keep the same thing from happening again. The trust has implemented safe guards and oversight and Cowan Engineering will be tracking and approving these improvements and equipment before any expenditures are processed.

Option 1 is to rehabilitate the plant using the same treatment process, replace equipment, upgrade processes for efficiency and effectiveness. Make major changes and improvements by upgrading the headworks, holding pond, fine grit removal system, fine bubble aeration system, upgrade missing pumps and valves, new centralized blower system and upgrade filters. The solids processing polymer system and sludge drying beds will need upgraded, power distribution and instrumentation & control systems will be replaced, the sludge processing will be rehabilitated and the site restored and yard piping done. Additional major changes and improvements as an add alternate to phase 1 or phase 2 project include new thickeners and feed pumps, upgrading aerobic digestors, new fan press dewatering and feed pumps, new chlorination/dichlorination facilities, pavement replacement and existing structure demo. Phase 1 cost are \$30,000,000 and Phase 2 would be an additional \$12.6 million.

Option 2 would be to implement a new treatment process which would utilize the existing infrastructure, similar improvements as in option 1, but also include

converting the treatment process to extended aeration, new final clarifiers (3) and new aerobic digestors and this options cost estimate is \$54,000,000.

Engineer Fairbairn explained Option 3 would be to go to OKC, which would require that the plant still be rehabilitated to operate until 2030, a study be done on the cost for OKC to expand their Deer Creek plant to accommodate our flow and they could still reject the expansion. Later we would also have to construct just under a mile of 36" interceptor down to Deer Creek to connect to their headworks, new FEB pump station for equalization basins and then abandon the plant and have it demolished. Estimated cost would be \$215.5 million.

Councilwoman Douglas asked if the EPA had a preference on the type of plant system we had, the answer was no they do not.

Cowan Engineering's recommendation is to move forward with Option 1, which provides for the improvements to meet the DEQ standards. OWRB requires an estimated useful life of 30 years to consider a loan, we are right there. The plan if the recommendation is approved by both councils tonight we would submit this engineering report to ODEQ to meet the requirements of the consent order and then move forward with the design of Phase 1 and Phase 2 and get those submitted to ODEQ for approval of those improvements in March so that roughly one year from now and obtaining a permit for approval of those plans to move into construction. Start of construction should be September 2025. The construction project would take a year and a half to two years to complete. ODEQ would require the Authority to operate the plant for roughly six months before we can officially obtain compliance with the improvements.

4. Consideration, discussion and possible adoption of Resolution No. __, a Resolution of the Warr Acres Public Works Authority approving a municipal agreement with the Bethany-Warr Acres Public Works Authority (the "Authority") which agreement will serve as a part of the security for a loan to the Authority from the Oklahoma Water Resources Board for the purpose of financing certain wastewater system improvements; and containing other provisions relating thereto. ****

Jon Wolfe was asked about the increase in rates that the city passed a few months ago and if it would be enough for the Warr Acres portion. Phase 1 cost are \$30,000,000 and the City of Warr Acres would be responsible for 33.33%. The rate increases the city has already implemented was based on a \$30,000,000 proposed project cost. Currently the loan is at 4.6% for 30 years, bonds will be sold in May.

Motion by Von Thaer, second by Morris to approve the Resolution agreeing that the BWAPWA secure a loan from OWRB for financing certain wastewater system improvement and containing other provisions relating thereto. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, yea; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed Unanimously.

5. SRB reports on Wastewater Masterplan and program.

Amanada updated the council on the SSES and the Masterplan. They have completed inspections of 688 of the 900 manholes, CCTV/Cleaning of 2,560 LF of the 100,000 LF of lines and smoke testing will start in the next couple of weeks. The Wastewater Model is substantially complete with only the storm adjustments left. She showed a color-coded map of the areas of most concern. They need to finish the model analysis with spring rains, measurements will be taken in 40 manholes with the next major storm with max depths compared to model results and re-run simulating 30 rain events. Assessments of the lift stations at Grove, 43rd and 38th are still needed, they will finish identifying and prioritizing projects and a draft report will be expected by March.

6. Discussion and possible action on appointing Jon Evans to serve on the BWAPWA Trust as Warr Acres third member for 2024.

Motion by Von Thaer, second by Myers to appoint Jon Evans to serve on the BWAPWA Trust. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, abstain; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed.

7. Adjournment of the Warr Acres Public Works Authority.

Moot.

6. Reconvene the City Council meeting.

The council reconvened at 7:32 p.m.

7. Consideration, discussion, and possible adoption of Resolution No. ____, a resolution of the City of Warr Acres, Oklahoma (the “City”) approving the incurrence of indebtedness by the Bethany-Warr Acres Public Works Authority (the “Authority”)) authorizing issuance, sale and delivery of a Promissory Note of the Authority to the Oklahoma Water Resources Board; approving and authorizing the Mayor to sign on behalf of the City an agreement with the Authority, and approving action taken by the Bethany Public Works Authority approving such agreement, which agreement will serve as part of the security for a loan from the Oklahoma Water Resources Board for the purpose of financing certain wastewater system improvements; and containing other provisions related thereto.

Motion by Morris, second by Von Thayer to approve the Resolution. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Evans, yea; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed Unanimously.

8. Recess to the Lobby for cake.

The council recessed at 7:33 p.m. for cake in the lobby.

9. Reconvene.

The council reconvened at 7:55 p.m.

10. CONSENT DOCKET: (individual items may be deleted from the consent docket for discussion and action under #11.)

A. Approval of the minutes from the Regular meeting of January 16, 2024. ****

B.	Approval of Expenditures ****	General Fund	\$ 314,163.05
		EPA Fund	\$ 194.90
		E911 Fund	\$ 2,504.48
		CIP Fund	\$ 13,331.00

C. Approval of Actual Expenditures for January 2024 and Proposed Expenditures for February 2024. ****

D. Sales Tax History Report. ****

E. Approval to surplus one 2006 Ford Crown Vic VIN#2FAHP71W16X145882 to be used for parts.

F. Approval of a supplemental appropriation of grant funds to the Animal Control department in the amount of \$1,000 from Best Friends Animal Society.

G. Approval of a supplemental appropriation of a donation to the Animal Control department in the amount of \$35.00 from Eric Flaming.

H. Approval of supplemental appropriation of funds carried over to the CIP budget for 2024, that were not expended by December 31, 2023, that needs to be paid in 2024. CIP line-item Street and Parks New Welcome/Directional Signage in the amount of \$13,331.

I. Approval of an amended contract with Steven Barker to include Asst. Attorney services for BOA and Traffic Commission. ****

Councilwoman Myers asked to pull item H.

Motion by Tribbey, second by Myers to approve the consent docket items A-G and I. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, abstain; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed.

11. Discussion and possible action on items removed from the consent docket.

Item H.

Councilwoman Myers asked if these were the signs that are popping up all over the city? The Mayor said yes, they are the signs started 8 or 9 months ago. Councilwoman Myers questioned if it would have been better to hold off on those since we are doing the new logo and we could have been that much further ahead? The Mayor said these were already council approved so he went ahead and approved it as the City Manager position. We already had the item in the works for months. Councilwoman Myers said it came as quite a surprise to people. Councilman Von Thaer agrees stating he thought they would be voting on them, but I guess our voice doesn't matter. Mayor these signs have nothing to do with what Staci is doing, he said he sent out an email and Schmidt sent it back out and no one had any input except for Myers and Schmidt and that showed a lack of caring, not being negative, but when Myers and Schmidt said something he made the changes, he said he is the kind of leader that if it is on the agenda he is asking for input.

Councilwoman Steele said she felt maybe there should have been some fact checking, seems a little much to saw cultural crossroads of Oklahoma kind of a little gimmicky and lack of facts seemed a little premature especially with the branding we have going on right now. She asked what makes us the cultural crossroads of Oklahoma. The Mayor responded that Warr Acres has the interstates coming through and Tulsa made themselves the capital of Route 66, on their own, and we can claim that. That is what I did and we can have discussions like we are doing right here. We are a diverse community and this was the consensus of a lot of people he has talked to about it. Councilwoman Morris said so moving forward the signs are already up and we are not taking them down and the ones that are being worked on are for directional purposes. The Mayor stated that is correct and there will be a committee and if you like what is here fine if not, we go back to the drawing board. These signs have about a 10–15-year life, that is how long the other ones lasted. These signs will be replaced in another decade, but the branding is forever. Councilwoman Myers what happens if we don't approve this item? The Mayor stated they would not be paying the bill. Councilwoman Morris stated that they don't really have a choice. The Mayor said no, the work has already been done and I'm not paying for them. There are 16 signs so just under \$840 per sign on top of the 9 monument signs and others. Attorney Love said the reason this is a line on the agenda is that it was approved in 2023 but we didn't get the signs until 2024 and so there was no appropriation and the appropriation is what needs approved. If the bill had come in in December it would have just been listed on the claims list for payment. The actual

payment was on this claim list. Councilwoman Myers stated she knew it was on the list just upset that we went ahead and did these when we are waiting on the new logo and we spent this money not realizing these were getting ordered with the old logo.

Motion by Morris, second by Myers to approve item H. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, abstain; Evans, yea; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed.

12. Receive reports from Staff: Police Chief, Fire Chief, City Clerk, City Attorney, Public Works Director, City Engineer, City Planner. *****

Anderson-getting cars for training on how to safely spin a car out. Around the first of the month the items that have been approved by council for the ACO will be installed. Have been able to use some volunteers at the shelter with the animals. Update on hiring target is March 20 for two new officers. Statistic 824,641 cars have passed through the Flock system in the city in the last 30 days, 35 were listed as stolen. Does not count 39th or NW High. Thanks to all employees for the jobs they do, going above and beyond.

Coy- thanks captain Grisham that started CPR on a person before they could get to the scene, appreciate that. Also, in the last month two officer realized a person was overdosing at the car wash pulled them out and administered Narcan we have saved a lot of people recently but sadly there have been some lost but our guys do a great job

Turman-recognizes his guys for keeping everything going and City Hall for keep all the funds going.

Desai-worked with the mayor on a mapping application to be used in many different ways to help with economic development. Grant application for route 66 for murals along 39th. also apply for grant in connection to something with pc schools due in August. Grants ODOT sidewalks on expressway to the pedestrian bridge will be joint with OKC. Parks masterplan getting a survey put together and working with mayor for getting meetings set.

The Mayor also called upon Keith Webber the Grant Writer to give a report.

Webber-told the council several small grants, and some larger grants body cameras will need matching, inflation reduction act later in the year they have anticipated due dates for grants. Checking on animal welfare grants local and nationally. There is congressional directed spending, used to be called earmarked, so working on that with the mayor.

13. Final Public Hearing, discussion and possible action on a Resolution requesting OKC to cut off water service for several Warr Acres properties for non-payment of sewer fees.
Thompson *****

Motion by Myers, second by Von Thayer to approve the Resolution. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Evans, yea; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed Unanimously.

14. Discussion and possible action on a Resolution stating the City's support of legislation to protect city employees. *****

Councilwoman Steel has concerns on the resolution and said when she attended the Mayor Conference they discussed two different resolutions and one was just for Code Enforcement but this one was for more and it was heavily debated at the conference. She stated that we have a police officer armed at the meeting and it allows us to be able to be open with constituents in meetings. There are 15 places it is deemed unlawful to carry and this would take out the first one which is city hall. She feels like if we start removing places that can carry we open it up for other places such as schools and sporting events. We have armed officers at these places for a reason and once we as council start carrying then we should expect the constituents to and then what happens if we have a confrontation. She understands code enforcement but this resolution is not just for code enforcement.

Motion by Myers, second by Douglas to approve the Resolution as written. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, nay; Evans, yea; Steele, nay; Morris, yea; Douglas, yea; Prince, yea and Godwin, nay.

Motion Passed.

15. Question and comments from Council.

Von Thayer-thank you to all the city employees

Prince-thanks workers, OKC going to smart meters

Myers-thanks city hall staff and all employee got a call from unhappy constituent and was very abusive to her and the girls and can see how that kind of thing can escalate and that is important to think about after the last item. Thank you Mike and welcome Jon, rest in peace Barbara Harris and we all have emails for the city so maybe we can get the planning commission agenda emailed instead of mailing them.

Steele-thank you to Pam for taking time to meet with her and answer questions and helping me learn more about the city. Thanks to Chief Anderson for always taking time to answer her calls. Also thanked Chief Anderson and the Mayor for helping get more information on the flock cameras and she likes them and wants them to stay.

Douglas-thanks to the mayor for allowing her to go to all the different meeting and she is learning so much about how municipalities are, federal and state governments and welcome Jon. HB 4064 a revolving loan fund to help small businesses.

Evans-thanks for the welcome back it is a pleasure to serve. A lot of time, effort and money that goes into printing the agenda would like to see us switch to electronic.

Morris-thank all department heads and marc for going over report thank you mayor for hard work

Tribbey-thanks everyone that works for the city, as we look at all this with the sewer plant issues and masterplan, the City of Moore is going to be spending around \$100,000,000 over the next 30 years to modernize their water infrastructure we are small potatoes compared to them. Things could be a lot worse.

Mayor-

Godwin-thanks to everyone for showing up to take care of the city business, he loves honoring people and thanks city staff Barb put so much of her heart into the city she will be greatly missed.

16. Adjournment.

Motion by Von Thaer, second by Steele to adjourn. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, yea; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed Unanimously.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

**SPECIAL
MINUTES**

CITY OF WARR ACRES
SPECIAL
ECONOMIC DEVELOPMENT AUTHORITY MEETING
TUESDAY
FEBRUARY 20, 2024
6:00 p.m.

(Immediately following completion of the regularly scheduled City Council and Public Works Authority meetings)

1. The meeting was called to order at 8:41 p.m. Declaration of a quorum present was given.

ROLL CALL

Present

Absent

Chairman Roger Godwin
Vice-Chairman Scott Tribbey
Trustee Jon Evans
Trustee Lynda Steele
Trustee Deborah Morris
Trustee Jim Von Thaer
Trustee Judy Myers
Trustee Randy Prince
Trustee Vickie Douglas

2. CONSENT DOCKET: (individual items may be deleted from the consent docket for discussion and action under #3.)
 - A. Approve the minutes of the Economic Development Authority meeting of January 16, 2024 ****
 - B. Approval of payment of claims for \$5,200.00. ****

Councilwoman Steele asked for item B to be pulled.

Motion by Steele, second by Myers to approve item A. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, yea; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed Unanimously.

Item 4 was heard before item 3.

3. Discussion and possible action on items removed from the consent docket.

Item B.

Motion by Steele, second by Morris to approve item B. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, yea; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed Unanimously.

4. Discussion and possible action on the proposed designs by Snowtree. ****

The trustees like the design that was similar to the current logo, discussed doing orange and black similar to the current and adding Oklahoma. She will bring back more options next month.

5. Discussion and possible action on authorizing the Mayor to go to Washington, DC February 26th, 27th, 28th and 29th to the American Council of Engineering Companies Water, Environment and Energy Committees 2024 Winter Meeting. Cost for hotel, meals, transportation, flight and other travel expenses not to exceed \$3,000. This is basically to go lobby for funding for infrastructure and to meet with delegation staff to get names to faces and start relationships with them to help us navigate the mass maze of the federal government. This will give us a leg up from other cities because we will have the relationships. ****

Councilwoman Myers questioned why this was coming from Economic Development and the Mayor stated that Infrastructure has a lot to do with going the economy. He stated that he already has meetings set up with all the congressional delegates.

Motion by Morris, second by Douglas to authorize the Mayor to attend the American Council of Engineering Companies Water, Environment and Energy Committees 2024 Winter Meeting. Poll vote: Von Thaer, abstain; Myers, yea; Tribbey, nay; Evans, yea; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed.

6. Discussion and possible action on authorizing the Mayor to attend the American Indian Chamber of Commerce of Oklahoma's Leadership Native Oklahoma 2024 at a cost of \$650.00 at different tribal and host locations across the State. Classes are 9:00 am to 4:00 pm, held on the 4th Monday of each month starting in March and ending in July with Graduation at the Osage Casino and Hotel in Tulsa in August. ****

The Mayor stated that this will help with tribal communications meeting with leaders, there are 12 chapters and he was invited to attend there were many that applied.

Motion by Prince, second by Morris to authorize the Mayor to attend the American Indian Chamber of Commerce of Oklahoma's Leadership Native Oklahoma 2024 classes. Poll

vote: Von Thaer, yea; Myers, nay; Tribbey, nay; Evans, yea; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed.

7. Adjournment.

Motion by Douglas, second by Steele to adjourn. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, nay; Evans, yea; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, nay.

Motion Passed.

The meeting was adjourned at 9:14 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer