

MINUTES

CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
TUESDAY
MARCH 19, 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 Scott Tribbey
Vice-Mayor Vickie Douglas (after new appointment)
Councilman Jon Evans
Councilman Jim Von Thaer
Councilwoman Judy Myers
Councilwoman Deborah Morris
Councilwoman Lynda Steele
Councilman Randy Prince

STAFF PRESENT

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

2. Presentation of promotions from Sgt to Lt for Stephen Cain and George Rockenfield and recognition of Captain Peters moving to Commander of Investigations and a presentation by the Mayor of a Commendation to Captain Peters. Presentation by a local non-profits, Oklahoma Boxing and Combat Sport Foundation and Birthright Living Legacy.

Chief Anderson recognized Lt. Rockenfield promotion from Sgt to Lt. and Rockenfield's wife pinned him. Lt. Cain was unable to be here so he will be recognized next month. Chief Anderson told the council that he has promoted Captain Peters to head Investigations and also presented him with a commendation that was done before Chief Patty left but didn't get presented.

Councilwoman Steele stated that she talked to the Mayor about having a couple of Non-profit groups come and speak at the meetings. This month is the Oklahoma Boxing and Combat Sport Foundation and Birthright Living Legacy.

Oklahoma Boxing is located at 50th and Rockwell and works with lots of families in Warr Acres. Maurice Williams and his wife Dorah stated the foundation to help people learn how to have nutritional meals, he was a professional boxer and when he retired, he focused on helping kids. People started asking him to teach them or their children and to be a mentor and that is how they grew. A coach named Chris Brown, has been with them since the beginning, also spoke about how they have helped him and his three sons. The kids gain a lot of self confidence and learn discipline. They have study halls to help the kids with school work and parents have told them the improvement in attitudes they see in their kids. Maurice said that his wife took on the administration role with the nutrition and mentoring. She spoke saying how much they love watching the kids grow and seeing the respect and discipline that comes with it.

Councilwoman Steele said that the next gentleman is from Tulsa and if you wonder how he helps in our community is that it is through social media and he works with dad's and teaching co-parenting skills. Marquess Dennis spoke to the council about how they help dad's by helping reduce the stress of fatherhood. It is hard for single dads to know what they should do and so they help them become in engaged and active as a father. Parenting is one of those things that you go into without any kind of training. He said there are four different types of fathers that they work with, the experienced father that grew up with a father in the home, the abandoned fathers that did not have a father in the home but had people like coaches, teachers or maybe big brothers to help them grow up. Then there are the supervised dad's that are ones that are going through divorce and are just not sure what their role is and then you have the step dads the men from the churches, schools and communities that come and help raise these kids. You get your values from your mom which are your ethics, believes and morals and you get your value from your dad which is worth, merit and importance. So, when you leave home with out these it leads to promiscuity and crime. They try to celebrate and support fathers. They just had their annual fatherhood summit and had over 400 attend that were moms, dads and caretakers. They have community events were dads can come together and celebrate and share experiences.

3. Acceptance of Vice-Mayor Tribbey's resignation as Vice-Mayor and discussion and possible action on appointing a Vice-Mayor and swearing-in.

Motion by Godwin, second by Morris to appoint Lynda Steele as Vice-Mayor. Poll vote: Von Thae, abstain; Myers, nay; Tribbey, nay; Evans, nay; Steele, yea; Morris, yea; Douglas, abstain; Prince, yea and Godwin, yea.

Motion Failed.

Motion by Myers, second by Evans to nominate Vickie Douglas to be Vice-Mayor. 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 Mayor swore-in Vickie Douglas as Vice-Mayor.

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

The council recessed to enter into the Warr Acres Public Works Authority meeting at 6:22 p.m.

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 #3.)
 - A. Approve the minutes of the Warr Acres Public Works Authority Meeting of February 20, 2024. **** (within the Council minutes)
 - B. Approve payment of claim in the amount of \$69,489.47 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of February, 2024. ****
 - C. Approval of payment of claims for the Sewer department in the amount of \$30,705.72. ****
 - D. Approval of OWRB loan interest payment in the amount of \$1,622.53.

Motion by Evans, second by Tribbey to approve A-D of the consent docket. 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.

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

Moot.

3. SRB reports on Wastewater Masterplan and program. *Way* ****

Amanda updated the trustees on the SSES progress, 852 manholes have been inspected, 8,605 ln ft of 100,000 ln ft have been CCTV'd, smoke testing has started in the south part of the city and they will work to the north. There is 87% of the manhole covers that are corroded, 40% of the manholes have grease,

ragged and/or missing bricks and >80 manholes have multiple problems. As for the Master plan it is substantially completed, they will now identify projects, and complete site visits to the lift stations. Projects already known are increasing the 4' pipe at 50th and Meridian, work at the library and multiple manholes. They will finish the model, ID projects and draft a final report.

4. Discussion and possible action on Authorization to Bid for WA-2022-001 Sanitary Sewer Improvements – Citywide – Phase 1 21” Interceptor. This is 1,700 linear feet of CIPP rehabilitation along the 21” sanitary sewer interceptor adjacent to the CAPPS Middle School property in the vicinity of NW 58th Street and NW 63rd Street. This project was previously bid, but the bids came in above the available ARPA funds at the time, so all bids were rejected. The new funding source is the \$10.2 million Clean Water State Revolving Fund loan from the Oklahoma Water Resources Board. This is the first project for Warr Acres to be bid under the new funding. *Long* ****

This will be the first project using the \$10.2 million loan. Originally, they were planning on doing pipe bursting however there are multiple properties that have gardens, patios, houses and pergolas over the lines so another method must be used.

Motion by Evans, second by Von Thaeer to authorize to bid the project. Poll vote: Von Thaeer, yea; Myers, yea; Tribbey, yea; Evans, yea; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed Unanimously.

Item 6 was heard before Item 5.

5. Discussion and possible action on an Engineering Contract Amendment No. 1 to the Warr Acres 2024 Sanitary Sewer Evaluation Study (SSES). This amendment will allow the closed circuit television (CCTV) inspection to be completed for the remainder of the City’s sanitary sewer system and for the engineering design of key projects that have already been identified as part of the current SSES and Wastewater Masterplan, including select manhole rehabilitation and repair around the City and undersized lines for the Library and at the corner of NW 50th St and Meridian Ave. This contract is contingent upon Warr Acres receiving funding from the Oklahoma Water Resources Board’s Loan Forgiveness Program for March 2024. If the City of Warr Acres is not awarded the Loan Forgiveness, then the amendment work will not be performed at this time. *Long* ****

The amendment will allow them to do the rest of the engineer for the rest of the city to be CCTV inspected and key projects.

Motion by Evans, second by Von Thaeer to approve the amended contract contingent upon the awarding of the \$1.5 million forgiveness loan. 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.

Item 6 was heard before item 5.

6. Discussion and possible Action With Respect To A Resolution Of The Warr Acres Public Works Authority (The “Borrower”) Agreeing To File Application With The Oklahoma Water Resources Board (The “Owr”) For Financial Assistance Through The Clean Water State Revolving Fund Program; Approving And Authorizing A Clean Water Srf Loan From The Oklahoma Water Resources Board In The Total Aggregate Principal Amount Of \$1,500,000; Approving The Issuance Of A Promissory Note In The Total Aggregate Principal Amount Of \$1,500,000, Secured By A Pledge Of Revenues And Authorizing Its Execution; Approving And Authorizing The Execution Of A Funding Agreement; Ratifying And Confirming An Amended Lease Agreement And Operation And Maintenance Contract; Approving Various Covenants; Approving And Authorizing Professional Services Agreements; Approving And Authorizing The Establishment Of A Project Costs Disbursement Account And The Payment Of Fees And Expenses; And Containing Other Provisions Relating Thereto. *Wolff & Davidson & Long* ****

It was announced about a month ago about the available money. There are many applications being sent in and only about \$10.5 million available so there is a chance Warr Acres will not be awarded. If awarded it will allow for CCTV through the entire city, do the worst manholes, the library and 50th & Meridian. If awarded the engineering will them come out of this \$1.5 million and you will not need to use any of the \$10.2 until ready for construction.

Motion by Morris, second by Prince to approve the resolution authorizing the application for the loan, and paying professional fees. 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.

Item 7 was heard after item 5.

7. Discussion and possible action on an Engineering Contract for Sanitary Sewer Pipeline and Manhole Repair and Replacement – City-wide. This contract will provide engineering services for the sanitary sewer pipeline and manhole repair and replacement of projects throughout the City of Warr Acres. These engineering services will be based on the projects that have been or will be identified in the Warr Acres 2024 SSES project and the Warr Acres Wastewater Masterplan project. Tasks will include preliminary engineering report, as required by Oklahoma Department of Environmental Quality, final engineering plans, bidding services, construction administration services, construction management and

inspections services, and as-built services. This contract is contingent upon Warr Acres receiving funding from the Oklahoma Water Resources Board's Loan Forgiveness Program for March 2024. If the City of Warr Acres is not awarded the Loan Forgiveness, then the amendment work will not be performed at this time. *Long* ****

This will allow them to go ahead and have the engineering done for \$12-\$14 million dollars in construction projects

Motion by Morris, second by Myers to approve the contract contingent upon the awarding of the \$1.5 million forgiveness loan. 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.

- 5. Reconvene the City Council Meeting.

The council meeting reconvened at 7:00 p.m.

- 6. Discussion and possible Action With Respect To A Resolution Of The City Of Warr Acres, Oklahoma (The "City") Approving Action Taken By The Warr Acres Public Works Authority (The "Authority") Authorizing Issuance, Sale And Delivery Of Its Clean Water Srf Promissory Note To The Oklahoma Water Resources Board; Ratifying And Confirming An Amended Lease Agreement And Operation And Maintenance Contract; And Containing Other Provisions Related Thereto.

The city has to bless the action of the trust authority.

Motion by Evans, second by Von Thayer to approve the resolution approving the action of the trust authority. 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.

- 7. CONSENT DOCKET: (individual items may be deleted from the consent docket for discussion and action under #8.)

A. Approval of the minutes from the Regular meeting of February 20, 2024. ****

B.	Approval of Expenditures ****	General Fund	\$ 137,042.54
		EPA Fund	\$ 1,737.90
		CIP Fund	\$ 33,860.00
		Sewer Line Maint.	\$ 86,840.00

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

D. Sales Tax History Report. ****

E. Approval to send 4 fire personnel to Appleton, Wisconsin to pick up the New Fire Truck, at no charge to the city.

Councilwoman Myers asked to pull item E.

Motion by Tribbey, second by Evans to approve A-D of the consent docket. 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.

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

Item E.

Councilwoman Myers asked if the city would still be paying the guys salaries while they were in Appleton. The answer was yes they will be paid, but all other cost for travel and the stay are covered by the manufacture.

Motion by Myers, second by Von Thaer to approve item E. 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.

9. Receive reports from Staff: Police Chief, Fire Chief, City Clerk, City Attorney, Public Works Director, City Engineer, City Planner and Grant Writer. ****

Anderson-thank you to the public works guys for doing the concrete at the ACO shelter, the shade cover and benches are in and once the all the concrete is done, we will work on the turf. Looking at the numbers of cars that pass through the city daily is amazing and that is not counting the two major highways. There were 32 NCIC hits and resulted in several arrest.

Mahaffey-thank you to the dispatchers, a lot of times they are forgotten about.

Ramirez-Veronicas last day is next week, Crystal has been cross trained in her position so she will now take over that job and we are looking for a new Licensing clerk.

Love-back in 2009 when he came on with the city he rode with a couple of Rookie officers and both of them were here tonight being recognized with promotions.

Turman-thanks public works guys they keep the utilities going, take care of pot holes, signal lights and parks. Street department has been doing the concrete at the Animal

Shelter. The sewer lift stations replaced pumps in 2012 at Ann Arbor and Grove and about ten years later replaced the pumps at Ann Arbor and at the 43rd Street lift station. Under Mayor Woolley there were two sewer rehab project around \$300,000 each so there has been numerous manhole rehab where they have were lined, relocations and new covers. We have known since 2010 that the interceptor line between 63rd and NW Highway is showing rebar. There are several projects ready to go. The Capps property was unsuccessfully bid twice and there are only a handful of contractors that do this kind of work so he is concerned that the price might be higher that expected. Councilman Prince asked about damaged sidewalks. PWD Turman stated that those are some of the older sidewalks done back around 2008, however, he did discover that after the ice storms and work done by OG&E contractor many sidewalks were damaged due to the contractor driving over the sidewalks. Councilwoman Myers asked about a street patch that was done with asphalt instead of concrete, she was told that was temporary they will be coming back to put concrete.

Desai-they are working on an application for \$14 million from the Congressional Discretionary Spending for the wastewater treatment plant through Bice and Mullins offices. Will find out next month if getting funding from ACOG. A public meeting has been set for April 18th on the Masterplan for the Parks, she encouraged everyone to go out to the parks and look around and come back with ideas you would like in the parks. The Mayor stated that he collaborated with Bethany to apply for the \$14 million from Bice and Mullin's that came out of the trip he took with Marc to DC. Marc Long stated that he felt like it was the best interest of Warr Acres to apply for the funding for the Phase 2, because if it doesn't get funded then DEQ might make the city use its loan for the plant.

10. Discussion and possible action to surplus items from the Fire Department as per attached list and authorizing the Chief to dispose of said items in the best way possible for the city.
Coy ****

Asst. Chief Mahaffey stated there were several options on how to best dispose of them, possible donating to the Fire Museum or another department, could be sold. The Mayor stated that he and Coy would decide.

Motion by Prince, second by Von Thaer to surplus the items. 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.

11. Discussion and possible action on authorizing the Chief to purchase a RIT pack and equipment. (budgeted in CIP in the amount of \$4,000) *Coy*

Motion by Von Thaer, second by Steele to authorize the Chief to make the purchase. 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.

12. Discussion and possible action to approve Tow Mate LLC. to be on the police wrecker rotation. *Anderson* ****

This item was pulled from the agenda.

13. Discussion and possible action on a Resolution stating the City's request to apply for the Opioid grant through the Attorney General's office. ****

This resolution came from Mr. Webber the grant writer. Councilwoman Myers asked what the city would get in this grant. No one knew for sure.

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

Motion Passed.

14. Discussion and possible action on appointing George Morris to the At-Large Traffic Commission seat. (Term to expire March 2027) ****

Attorney Love stated that Mr. Morris could not be appointed since he is the spouse of a councilmember.

15. Discussion and possible action on re-appointing Marietta Tardibono to the Ward II Traffic Commission seat. (Term to expire March 2027)

Motion by Godwin, second by Myers to re-appoint Marietta Tardibono. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, nay; Evans, yea; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed.

16. Discussion and possible action on re-appointing June Rondon to the Ward IV Traffic Commission seat. (Term to expire March 2027)

Motion by Steele, second by Prince to re-appoint June Rondon. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, nay; Evans, yea; Steele, yea; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed.

17. Question and comments from Council.

Prince-thanks to all the employees, like the new paperless agenda

Douglas-came on about 9 months ago to discuss her opinions on the ordinances that were not being followed, she appreciates everyone putting their trust in her and will do the best

she can to help improve lives of our citizens. She has a very long history with Warr Acres her dad designed first streets in Warr Acres she attended PC High and she just wants to help.

Morris-thanks all staff, thanks Chief for working with them on the ACO, neat to see the non-profits, thanks for getting grants, thank you Roger for all you do for the city.

Steele-thank the Chiefs appreciates them keeping everyone safe. Thanked her son for coming every month he is interested in what goes on. Would like to have more students and non-profits come and see what the city is all about, in municipal it is not about political it is about finding solutions, being a good leader and putting the city first. Thinks Vickie will make a great Vice-Mayor and she is happy to be here serving with everyone.

Evans-like seeing all the Capital Improvement items that we purchase, like all the new buildings would like to take tour of them, 63rd street is getting really bad and needs to have long term improvements.

Tribbey-wanted to say for the record that the reason he stepped down as Vice-Mayor was because he feels his job as councilman is to represent his constituents not to be the secondary face. Secondly, he voted no on 15 and 16 because he thinks it is ridiculous that regardless of the State Attorney General opinion that they cannot appoint George Morris to a commission that would not be a massive conflict of interest, he does not feel that Debbie Morris would have a financial gain by appointing her husband to the Traffic Commission seat. Thirdly, he thinks it is a travesty that we are losing a highly qualified staff person, for any reason, since this council, which is a part of, has not found adequate means to give non-contract employees raises. She is highly qualified Asst. City Clerk and was next in line to be the City Clerk of this city and she is now leaving us for multiple reasons that I am not privy to all. I think it is a travesty and other than that Police, Fire, Public Works you all are the best.

Myers-shout out to Cherokee Christian Church for helping to clean the city, thanks Chief and Deputy Chief for getting everything done at the ACO and taking it off their hands. Thanks, PWD Turman and they guys doing the concrete, they don't need all the info on the cut offs maybe shorten it up somehow. Natural Grocery is moving right along.

Von Thaer-thanks to all the employes they do a good job, congrats on promotions and thanks to all the council

Godwin-thanks all showing up to help the 10,000 plus residents, working with Bethany who has a striping machine so we can use it. It cost about \$7 a foot so for three miles would be a couple hundred thousand so trying to be diligent with the city's money. The Native American Symposium is in Ada Friday so will be attending to work with native partners and he will be speaking there. Thank you Police and Fire for all you do, Mike thank you for our conversations, Engineering and Connie thank you for the parks work.

18. Adjournment.

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

Motion Passed.

The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

**SPECIAL
MINUTES**

CITY OF WARR ACRES
SPECIAL
ECONOMIC DEVELOPMENT AUTHORITY MEETING
TUESDAY
MARCH 19, 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 7:48 p.m. Declaration of a quorum present was given.

ROLL CALL

Present

Absent

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

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 February 20, 2024 *****

B. Approval of payment of claims for \$7,577.71. *****

Motion by Morris, second by Tribbey to approve item A of the consent docket. 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.

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

Item B.

Motion by Steele, second by Prince to approve the revised claims list for a lesser amount of \$7,297.71. 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.

Motion by Myers, second by Godwin to approve option 2. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, nay; Evans, yea; Steele, abstain; Morris, yea; Douglas, yea; Prince, yea and Godwin, yea.

Motion Passed.

5. Discussion and possible action on going out for RFP's for an Economic Development Director.

This was discussion only, wants to offer incentives to businesses.

6. Adjournment.

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

Motion Passed.

The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer