

MINUTES

CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
TUESDAY
MAY 21, 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 Coy and the Invocation was given by Pastor Cameron Frank from Cherokee Hills Baptist Church.

ROLL CALL

Present

Absent

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

STAFF PRESENT

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

2. Presentations by Oklahoma Department of Veteran Affairs and Purple Heart Society.

The representatives from Oklahoma Department of Veterans Affairs were unable to attend but State Commander GMCM (EXW) USN Retired Commander Larry Van Schuyver spoke to the council about the Purple Heart Society means you recognize all veterans in your community, not only the Purple Heart combat wounded but all veterans. The city will be on the National register and when veterans look, they will see Warr Acres is a veteran friendly community. Three years ago, when he started as State Commander they had 13 cities, now they have 650. He said when he sees the sign in a city it makes him want to do business with that city since they support veterans.

Item 13 was heard after item 2.

3. CONSENT DOCKET: (individual items may be deleted from the consent docket for discussion and action under #4.)
- A. Approval of the minutes from the Regular meeting of April 16, 2024. ****
 - B. Approval of Expenditures

General Fund	\$ 262,764.85
Sinking Fund	\$ 775,850.00
CIP Fund	\$ 365,497.00
Sew Line Maint Fund	\$ 184,439.18
 - C. Approval of Actual Expenditures for April 2024 and Proposed Expenditures for May 2024. ****
 - D. Sales Tax History Report. ****
 - E. Approval of a supplemental appropriation of a \$50 donation to the Fire department.
 - F. Approval of the annual Mutual Agreement with Oklahoma County. ****
 - G. Approval to authorize the Chief to purchase the Taser's for \$149,000. (the supplemental appropriation was approved last month, but was missing the words to also authorize the purchase)

Chief Coy stated that he had spoken to Conrad and that bill needed to be removed from the list.

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

Motion Passed Unanimously.

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

Moot.

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

Allen-thanks to the officers, he has been doing a lot of training recently and had forgotten all that the officers see on a daily basis that most in this room will never see, so they need to be kept in your thoughts, there are definitely some days that are harder than others.

You have a letter from Captain Peters regarding OK Culture and Investigations is working with the ABLE commission and that worked out pretty well.

Coy-they do have their new Fire truck. They assisted Bethany with a tank battery fire and the guys did a phenomenal job during tornado sirens going off and hailing and winds. He had to go to the station to pick up Tower 22 they needed to be able to reach across a field to the fire, the storm sirens were going off and while he was at the station there were more than a dozen people show up banging on the doors and ringing the bell to be let in the Fire Station. He said this is a public service announcement: 1. Do not drive during a storm, 2. Do not come to the fire station it is not safer than whatever structure you left and lastly there might not be anyone at the station. He said he does not know how to get the message across. He said he let them in because he could not just leave them, especially the children out in the storm. They are putting themselves in mor danger and he had to keep using a translator to talk to them. This delayed him getting back to the fire scene. The Mayor stated that they would be donating the old fire engine to OSU-OKC.

Ramirez-get to enjoy having the auditors here the rest of the week and first of next week and should have the audit by the June meeting and as soon as I get it I will get it sent out to all of you.

Love-looking at the agenda there were two items on the planning commission but one was withdrawn by the applicant.

Turman-thanked all the public works employees, the Inspector and Code Enforcement officer. They secured a pool by installing a fence.

Wallace-work has begun at 63rd and Capps, also have interviews coming up for the sidewalk project 65th and MacArthur to NW Expressway.

Desai-they will be applying for a federal grant for transportation infrastructure improvement that can go towards sidewalks, bike lanes and is due in June. CLLS is finishing up the Parks Master Plan and will be on the agenda in the next couple of months.

6. Final Public Hearing, discussion and possible action on a Use Subject to Review: for a Commercial/Retail Store Counter Tops, approval or disapproval concerning an application for rezoning of property from TC-R-1 (Town Center-Single Family Residential) to TC- SPUD (Town Center- Simplified Applicant Plan Unit Development); applicant proposes that the uses would be those for the (C3 Neighborhood Shopping District). This item will include possible action to determine whether the 120-foot frontage requirement for rezoning should be waived. Location: 5814 N.W. 50th, Warr Acres OK 73122. Applicant: Lucas Vasquez. **** (Planning commission recommended approval by a unanimous vote, with two members absent)

Attorney Love stated that the applicant was present, this may seem familiar it came before you in July of 2022 and you approve it, however, work did not get started and per

the code after 12 months it goes away and they have to apply again. Dakota told the council that nothing has changed they previously waived the 120 foot lot width, he only has 85 feet. Dakota said she would answer any question that they had. The question was asked if they would store granite on site the answer was they will have the granite there that they show to sell, they are unfinished and that work will be done elsewhere. Since this is the Town Center they could not just ask for a rezone they had to go through a PUD to get the zoning. The Planning Commission recommended approval by a unanimous vote with 2 members absent. Councilwoman asked why the driveway was going to be located next to the house. The trucks going in and out will be loud and shake the house, the trucks going down 42nd shake her house. The original design plan had the building on the other side but someone with the city recommended that the building be moved to the other side. Dakota stated that it was recommended they move it because of the setback requirements to give them a 30 ft drive for the garbage truck to get in and out. The issue of sales tax was brought up. Clerk/Treasurer Ramirez stated that if the customers purchased and carried it out with them the tax would go to Warr Acres, if it was delivered in Warr Acres then the city would get the tax. However, if it is delivered outside of Warr Acres the point of delivery would be the city that would get the sales tax. The questioning about the tax and how many people from Warr Acres or what percentage of his sales would be from Warr Acres. How much of his sales would go outside Warr Acres. The applicant really could not answer the questions.

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

Motion Passed Unanimously.

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

Motion Passed Unanimously.

Motion by Morris, second by Steele to approve the Use Subject to Review for a Commercial/Retail Store Counter Tops per the recommendation of the planning commission. Poll vote: Von Thaer, abstain; Myers, nay; Tribbey, nay; Evans, nay; Steele, yea; Morris, yea; Prince abstain; Douglas, nay and Godwin; yea.

Motion Failed.

7. Update on the Warr Acres Animal Control Center enhancements by Mike Schmidt.
Myers

Mike Schmidt had a slide show to show the council the before and after pictures and improvements to the shelter property. Drainage improved, drive way, outdoor seating with shade covers and turf. They wanted it to be more welcoming to people that were interested in adopting a dog.

8. Discussion and possible action on changing the garbage service to Big Blue service.
Godwin

Mayor stated that Bethany has been doing this for a few years now and we have temps that are a waste of money. This would give residents once a week pickup and the staff recommends it. Clerk/Treasurer Ramirez stated that they needed to look at lease/purchase options for a truck and not just purchase it out right like in the past. The city was able to purchase them in the past for \$250,000-\$300,000 but now the cost is so high it would be better do make annual payments. The question was asked about retro fitting the trucks the city has and the answer was yes, they can be. The cost for the dumpsters will be around \$300,000 for 5000 of them. Currently the city allows 4 cans, 8 bags and limbs up to 3 feet in length. After a discussion it was decided that more information is needed.

No action was taken.

9. Discussion and possible action on authorizing the Mayor to have the Public Works Director order a Side-Load Garbage truck for Big Blue service. (Budgeted in the CIP fund for \$450,000.) *Godwin*

The Mayor pulled this item.

10. Discussion and possible action on the Striping of NW 63rd Street and MacArthur intersection, for public safety and preservation of the intersection. The work will be accomplished on an existing State Wide Contract, #776, and approval of a supplemental appropriation of un-appropriated funds in the CIP budget in the amount of \$32,000.
Godwin ****

Motion by Von Thaer, second by Prince to approve the supplemental appropriation of \$32,000 and authorize the striping of NW 63rd and MacArthur. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, yea; Steele, yea; Morris, yea; Prince yea; Douglas, yea and Godwin; yea.

Motion Passed Unanimously.

Items 14 and 15 were heard before items 11 and 12.

Item 12 was heard before item 11.

11. Discussion and possible action on authorizing the Chief to lease/purchase a police fleet, as presented by Deputy Chief Allen and approval of a supplemental appropriation of un-appropriated funds in the CIP budget in the amount of \$278,880. *Allen* ****

The council took a recess at 7:33 p.m. and returned at 7:48 p.m.

The Mayor stated he wanted to say something before the conversation gets started. This was discussed at length last month and was tabled to this meeting. He said from the perspective of the administrator of the city it would be irresponsible that the non-contract

still has not received raises for 2024 and for us to spend more money on other things this is a needed item and we have additional conversations were going to have so it is still on the table to talk about. He wanted to make sure everyone knew that they have over half of the employees to think about. Even though it comes from a different piece of the pie he just wanted to make that clear. Deputy Chief Allen stated that what he presented last time was a plan it does not have to be that plan but it was a plan and there has not been a plan before. Chief Coy and PWD Turman can tell you when their vehicles wear out and when they will need to be replaced. We were trying to come up with a plan so the city knows when the vehicles need to be replaced. We need a plan to maintain them, to replace them and where to budget for them. Last month he presented a 5-year plan this time he has a 7-year plan. Once the cars are over 7 years or 75,000 miles the cost of maintenance goes up drastically. He included for them to see the picture of the vehicle, the mileage of the vehicle, how long the city has owned the vehicle and how much that vehicle has cost the city, which does not include oil changes, tires or brakes. New vehicles will be under warranty bumper to bumper for 36,000 miles, and 5 year or 60,000 miles powertrain warranty. We were looking at 12 this year but we have already been told that we would be lucky to get 6 of the 12. Having a plan will help with budgeting other things and knowing what year would be better to make those other purchases. Councilwoman Morris asked if they could find another place to take the cars that might be less. Allen stated that they have always used Ron's and they give us preferential treatment and wholesale prices. Councilman Tribbey asked if there was a reason that they had to have four-wheel drive cars. What happened with the Explorers was Ford decided to make them all All-wheel drive so no one was able to order Two-wheel drive. The Tahoe's are all Four-wheel drive which is better since they are not engaged all the time. Councilman Tribbey asked if they could get Two-wheel drive and he was told they think they can but would have to check the State contract but they might be around \$2,000 less. How will that affect the resale later, and it was said that in Oklahoma would never saw "man I wish I had a two-wheel drive". Councilman Tribbey stated would be better to not have to pay for the transfer case. Allen stated that the extra \$2,000 you pay now you will get back when you sell it. The ones being ordered on State contract are all Four-wheel drives. Councilwoman Myers told Deputy Chief Allen that she appreciates his thoroughness of his work and the plan and in the time she has been on the council she has not seen a plan this thought out and he should be commended. Councilwoman Steele said in her opinion the plan is great it is just poor timing for the budget. She feels that they do not equally invest in all departments. Councilwoman Morris stated that she liked having a long-term plan. All repairs and maintenance come from General Fund. The average spend in the police department is \$42,000 and again that does not include oil changes, brakes and tires. There was discussion about the used cars from Kansas, they are now \$33,000 and there is a long wait list, we would be about 50th in line and that would be just for 2-3 cars, not sure what they would say if we said needed more and you would be writing a check for the total of the cars all at once, there is no lease and these cars would already be half used life. The Mayor stated that it is a good plan but it really comes down to the budget at this time. He said the reason he doesn't want it pushed through at this moment in time, he would like to see what getting 2-3 would look like. He said we are currently in negotiations with contract and the non-contract need to be taken care of. Councilwoman Myers asked negotiations for what. The Mayor responded

for the union contract that he thinks is in November when we get to that point of finalizing. Deputy Chief Allen stated that they had to ask for negotiations in August and then the negotiations will start. The Mayor said that is something that you all do not know about that you need to be aware of. There are other things in the future we have to deal with.

Councilwoman Myers tried to make a motion but it died for lack of a second.

Item 12 was heard before item 11.

12. Discussion and possible action on authorizing the Chief to purchase and have installed an Irrigation System at the Police department from Terrain Landscapes in the amount of \$9,960. **** (Budgeted in the CIP fund in the amount of \$10,000.) *Allen* ****

When they were cutting cost of building the Police Station they cut out the irrigation but with out it the trees are going to die.

Motion by Myers, second by Steele to authorize the Chief to purchase and have installed an Irrigation System at the Police department. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, yea; Steele, yea; Morris, yea; Prince yea; Douglas, yea and Godwin; yea.

Motion Passed Unanimously.

Item 13 was heard after item 2.

13. Discussion and possible action on approving the city to be a Purple Heart City. *Steele* ****

Councilwoman Steele stated that there are 128 veterans in the city. The city has a very active American Legion post and it make sense to be a part of this.

Motion by Von Thaer, second by Morris to approve the city to be a Purple Heart City. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, yea; Steele, yea; Morris, yea; Prince yea; Douglas, yea and Godwin; yea.

Motion Passed Unanimously.

A plaque was presented to the council that read: The Military Order of the Purple Heart Special Recognition Award is bestowed with pride to The City of Warr Acres, Oklahoma for your dedication and support Honoring America's Combat Wounded Veterans becoming the Purple Heart city. Presented by Oklahoma State Commander GCMC (EXW) Larry Van Schuyver and the Patriot members of Oklahoma Military Order of the Purple Heart, USA.

14. Discussion and possible action on a Resolution pertaining to the TAP Grant 2024 Proposed Sidewalk Alignment MAP. This sidewalk will eventually connect to the new

OKC Pedestrian Bridge at NW Expressway and Wilshire. This will complete pedestrian accessibility thorough Warr Acres City Limits along MacArthur Blvd. *Wallace* ****

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

Motion Passed Unanimously.

15. A. Discussion and possible action on an Ordinance amending 6.08.105 relating to unlawful to abandon animals along street and other places. *Allen* ****

Attorney Love stated that this is not just a problem here it is all over the place.

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

Motion Passed.

- B. Approval of the emergency clause.

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

Motion Passed.

16. Question and comments from Council.

Prince-appreciates all the good work the city workers do.

Von Thaer-want to thank everybody, police and fire your awesome, Mike and the public works do a great job, Pam you and your crew he can't say enough, thank you and the council thank you.

Douglas-thank everybody for all their hard work. She was looking over the code enforcements report and Cheryl's been doing a great job this month. Going out an putting little pink signs for no compliance. She attended the Southwest Economic Development authority and she learned a lot about economic development revolving loans which can help the city or small businesses can apply for them and we can get up to a third of the grant. Say we want \$750,000 we can get \$250,000 for economic development so that is her primary interest in getting new business in the city.

Myers-thank you to all the employees, thank you Jason, again you did a great job, thank you Mike for getting her spray paint taken care of, they keep getting gang tagged. Thank you all very much.

Morris-thank you Mayor for all the logistics he does talking to everybody about all the stuff we need to get done. Thank you Pam for you hard work keeping the numbers crunching. Thank you all department heads and Jason for all the research you have done to present to the council. It is a pleasure to serve on the council and she loves it.

Tribbey-I want to give big kudos to Councilwoman Steele for getting us to be a Purple Heart city. In the spirit of that he wanted to make sure that all the members of the council recognize there is a street in this city that is named after 16th Superintendent of the United States Military Academy, the Commander of the Philippine department, the 13th Chief of Staff Army, the United States military advisor to the Philippines, the 1st Supreme Commander for the Allied Powers, the Commander of the Far East command, the Commander of the United Nations command and the Governor of the Ruku Islands which was General Douglas MacArthur. He hopes that now that the city is a member of the Purple Heart Society that the name of that Boulevard will never change.

Steele-thank all her fellow council members and the members of the city that put in work everyday to make sure our city runs, operates and continues to thrive. She has been spending a lot of time on the Route 66 festival it is coming along and she feels much better about it than she did last month. Working to finalize a lot of marketing stuff, she was able to talk to the NW Chamber to get some businesses to come in, that seems promising. Advanced Auto parts is looking to partner with the ACO Shelter to help raise funds for the shelter as well as do a coffee and cars adoption day for animals at our shelter and she would love to get with everyone about that and help support the Animal Shelter a great team effort that we have accomplished as a council. Thank you for allowing her the opportunity to serve.

Evans-look forward to getting the audit to see where we are. We won't know exactly where we are until the audit is done and posted.

Godwin-thank you to everyone for showing up and taking the time and energy to be here it makes a big difference, the detailed reporting of the staff does to make sure the city runs effective and efficiently.

17. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 8:38 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

MINUTES

**CITY OF WARR ACRES
PUBLIC WORKS AUTHORITY MEETING
TUESDAY
MAY 21, 2024
6:00 p.m.**

(Immediately following completion of the regularly scheduled City Council meeting)

1. The meeting was called to order at 8:38 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 Warr Acres Public Works Authority Meeting of April 16, 2024. *****
 - B. Approval of payment of claims for the Sewer department including the payment to the Bethany-Warr Acres Public Works Authority for April 2024 in the amount of \$153,629.30. *****

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

Motion Passed Unanimously.

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

Moot.

4. SRB reports on Wastewater Masterplan and program. *****

Amanda gave an update on the SSES project. Completed 876 manhole inspections, 42,097 ln ft of the 100,000 ln ft for lines have been CCTV/Cleaned and found several major defects like large holes and collapses, smoke testing completed 198,564 ln ft with one house had gutters tied in to the main, major storm structures had smoke come out. They will review all the results and incorporate them in the recommendations for the WW Masterplan. The WW Masterplan is substantially complete, several projects identified.

5. Discussion and possible action on awarding the Sewer Project WA-2022-01 bid to Krapff Reynolds Construction in the amount of \$2,234,435.00. ****

Motion by Evans, second by Steele to award the project to Krapff Reynolds Construction. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, yea; Steele, yea; Morris, yea; Prince yea; Douglas, yea and Godwin; yea.

Motion Passed Unanimously.

6. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 9:03 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

**SPECIAL
MINUTES**

CITY OF WARR ACRES
SPECIAL
ECONOMIC DEVELOPMENT AUTHORITY MEETING
TUESDAY
MAY 21, 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 9:03 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 April 16, 2024 and May 9, 2024 *****
 - B. Approval of payment of claims for \$3,408.08. *****
 - C. Approval of proposed expenditures for May to Conventions & More in the amount of \$1,790.00.

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

Motion Passed Unanimously.

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

Moot.

4. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 9:04 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer