

**MINUTES**

CITY OF WARR ACRES  
REGULAR CITY COUNCIL MEETING  
TUESDAY  
JULY 16, 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 Donald Franz from Crossings Community 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  
Councilman Randy Prince

**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  
Keith Weber, Grant Writer

2. CONSENT DOCKET: (individual items may be deleted from the consent docket for discussion and action under #3.)
  - A. Approval of the minutes from the Regular meeting of June 18, 2024. \*\*\*\*
  - B. Approval of Expenditures

General Fund	\$ 160,376.72
Public Safety Fund	\$ 5,893.00
CIP Fund	\$ 52,425.23
Sew Line Maint Fund	\$ 132,994.87

- C. Approval of Actual Expenditures for June 2024 and Proposed Expenditures for July 2024. \*\*\*\*
- D. Sales Tax History Report. \*\*\*\*
- E. Approval of the annual Fire Equipment Agreement with Oklahoma County. \*\*\*\*

Motion by Douglas, second by Morris to approve the A-E of the Consent Docket with the corrected minutes showing Councilman Tribbey absent. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, 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.

**Moot.**

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

Anderson-continue to have an influx of 900,000 vehicles that went through Warr Acres and that does not include 39<sup>th</sup> or NW Expressway.

Coy-nothing to add

Ramirez-still no audit, they said maybe by Monday and if we get it we will have to have a quick meeting to accept it so that it can get filed with the feds by Friday. Revenue is not exceeding last year and expenses are exceeding last year so at this point there is no money for non-contract raises and I really cannot tell you how you are going to make a budget for next year. So, if you know any one that owns a business, they want to move to Warr Acres talk to them. We need revenue.

Turman-he showed the council issues that occur in the city by other agencies such as AT&T and OG&E and OKC. He said they get calls about hanging lines and repairs that do not get returned to the way they were before and the messes the contractors leave behind. He received a call from Vickie on Monday about a truck that had taken down a cable at 39<sup>th</sup> and Ann Arbor and it pretty much shut down the intersection. The line was severed and, in the picture, you could see where there was a small grass fire that was caused by the line. The cable was actually cut on Friday they tied it up and hung it but the pole was hit again on Monday. The intersection was without power the entire weekend. You can see the amount of city recourses it took to block off and divert the traffic. When these things happen is it almost impossible to get ahold of anyone. There are places all over that have hanging cables. The dangling cables can easily be caught and pulled down. There is even a line that is just laying on the ground at the public work

yard. He has contacted the Corporation Commission and they came out and looked at it did a little clean up. AT&T came in and put in a box and dug the whole and just threw the dirt under a nearby tree. They left a bolt sticking up out of it that someone could get hurt on. There is an abandoned pedestal that he believes is AT&T but he tried to move it off the sidewalk but it has been mashed down and will need to be cut off to be removed. Along 63<sup>rd</sup> there is damage to the city sidewalk from when pole repair trucks drove across it, it is only 3 ½ inch concrete. Replacing those two panels of concrete will take the public works employee probably 2 days and they will have to make sure they meet ADA requirements. During the manhole inspection a manhole that was not previously known about was found by the sewer camera, it was uncovered and when they lifted the manhole cover there were communication lines. He was asked if there was any recourse. He said that is what he is trying to say is that he tries to contact the companies and even the Corporation Commission and they tell you to contact the service provider. When you go out and see the dangling lines there are no names on them, the one vault did say Cox on it. Councilwoman Myers said that she has a pole in her backyard that they cut and they did put a door flyer on her door so she will give it to Mike. He said they are getting more and more calls about these kinds of things from the citizens. He said he just wanted to bring it to everyone's attention since it is becoming an issue.

Love-nothing.

Wallace-the intersection at 63<sup>rd</sup> and James Capps is substantially complete and waiting on the final inspection. You definitely notice the new striping at 63<sup>rd</sup> and MacArthur new polymer and done under state contract. Recently the was engineering contract that is being negotiated for the sidewalks along the west side of MacArthur so that is a process they are also extending that grant application to the pedestrian bridge.

Desai-the CERI grant application has been turned in so should hear back in about a month. The Route 66 application is due at the end of this week so you will be making a decision at tonight's meeting.

Webber-stated that there are a lot of grants that only 501 c3's can apply for and the city should see about partnering with a 501 c3.

#### **Item 13 was heard after item 4.**

5. Discussion and possible action on partnering with Communities Foundation of Oklahoma a 501 C3 to help assist in getting grants. \*Godwin\*

The mayor introduced Treasa Rose and she told the council about what the Communities Foundation does. It was founding by a man named Tom McCasland from Duncan that wanted small communities to have the same kind of benefits larger cities like Oklahoma City and Tulsa have. He pulled together some of his friends from Alva and Weatherford and several others and started Communities Foundation 32 year ago. In the 1190s they teamed up with Gene Rainbolt and made it what it is today helping communities from one corner Oklahoma to the other. They work with many communities and have worked with our grant writer. They strategically distribute charitable funds to maximize the

impact of the funds. They work with families, nonprofits and businesses. They work to improve the quality of life in Oklahoma by connecting communities, increasing access to education and supporting nonprofits. They can apply for grants that cities can not and then they administer the funds. An example was the Anadarko's Community Engagement (ACE), they received a grant from OK Partnership for School Readiness to support the Dolly Parton Imagination Library for Caddo County. The funds were deposited in the ACE and the Communities Foundation supports the ACE by paying the Dolly Imagination Library invoices monthly. Partnering with CFO gets the city support with fund management, marketing and communities, support with fundraising activities, an advisory board training and grant program management. They must comply with all IRS rules and regulations. Their board has the oversight and management of all investment strategies. There are many different ways that it can be set up. She said that she has had preliminary conversation with the mayor but would like to have a more in-depth conversation to clearly understand what the goals are to ensure the funds get set up correctly. Then do a questionnaire to document that information, decide who the fund advisors are, they are the ones that give the direction. After that they would complete the documentation electronically and then the city would be in a position to advocate and advertise and then they can receive the funds on the city's behalf as it related specifically to grants. There is a fee that the city would pay which is based on whatever structure they use but most of the community funds, depending on the amount of the engagement is 2% of the balance of the fund monthly divided by 12. So, they take on 12<sup>th</sup> per month of 2% of the fund balance. They do this monthly and it is called revenue share. If the funds are invested and you get a percentage of the revenue earnings that month, then monthly you would receive a statement the investment managers saying this is how much this pool earned this month and you get your percentage of that. They then apply the revenue share when they take the fee. Councilman Von Thayer asked if there was a fee on the money management also. She stated that when she said 2%, they would need to find out exactly what all services the city wants them to handle. They negotiate the fee based on provided services. Councilman Tribbey got out his calculator and said so if we had a balance of \$50,000 and we pay 2% that is \$1,000 then divide that by 12 we would pay \$83.33. She said that was correct. They have a multitude of contributors and over a thousand funds. They receive contributions anywhere from \$10 to \$200,000. Councilman Prince asked who decides who get the money and how much when many communities are asking. In Warr Acres situation they would do the work to apply for the grant and then manage the funds, not actually providing the grant funds from them. The city would fall under their 501c3 umbrella. Councilwoman Myers asked if there was a contract and how long is that contract. Yes, there is a contract it is called a fund agreement there is not a term on it, it last as long as you have money in there and you want to work with them. Councilman Tribbey asked if the fund advisors are local? Ms. Rose said that they are the city's and we tell them who the decision makers are. Typically, the city would determine who those people are. They use Bank First Trust as their investment managers and they are federally covered advisors. Councilwoman Myers asked Attorney Love from a legal standpoint how this would work, or is there a

downside legally for the city to do this. Attorney Love stated no, that is an additional way for the city to get funds that they cannot get on their own.

Motion by Godwin, second by Evans to partner with Communities Foundation of Oklahoma. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Evans, yea; Morris, yea; Douglas, yea; Prince, yea; and Godwin, yea.

**Motion Passed Unanimously.**

6. Final Public Hearing, discussion and possible action on a Use Subject to Review concerning a private school or college with or without dormitory facilities located at 5601 NW Expressway, applicant Marc Julian. (Planning Commission recommended approval by a unanimous vote with all members present with the stipulation it is Pre-K through 12 with no dormitories)

Asst. City Planner Desai told the council this was C4 zoning and it requires a Special Use Permit or Use on Review. There was a recommendation from the Planning Commission to approve with the stipulation that it be Pre-K through 12 with no dormitories. Staff has requested a traffic impact assessment and they are working with their engineer to get that done. Attorney Love stated that they will be keeping the current location, just to the east, open and consolidating from other locations and moving some of the current Warr Acres location. He told the council to remember they are not approving this particular school but they are approving the property to be used as a school that is why it is important to place the stipulations on the approval. If Dove were to sell it in a few years to a college then the stipulation goes with the property and therefore could not be a college or have dorms. There will be a field just to the north of the building. It was discussed if there would be football or soccer after hours and currently it will only be used during the school day not as a playground but as a PE type area. They discussed ingress and egress and some students will be dropped off in front of the building and others at the back. The elementary will stay at the other location but the middle school will move to this building as well as kids from other communities and other Dove schools. There is more than enough parking. There are no busses it is all parents bringing and picking up the kids. Mark Julian, Assistant Superintendent of Dove schools, stepped up to answer questions. Mr. Julian said he wanted to clarify how this will benefit the students here and the families with the expansion. They first moved to Warr Acres in 2020 with the renovation of the elementary the number of students in Warr Acres and Putnam City has increased each year. They even changed their policy to be first priority in the lottery as all charter schools are required to be by law. So, say there are 25 spots and 25 students apply they all get in. But say there are 25 spots and 26 apply then there is a lottery for those students, once they are accepted then they never have to go in the lottery again provided their attendance, discipline and grades are kept up. They are guaranteed a spot through graduation. Becoming first priority in the lottery, that's a weighted lottery and if you're a child of a staff member then you have a higher weight in the lottery, second is if you are a sibling to a student that has already been accepted, third priority is anyone that lives in Warr Acres or around the building or in the Putnam City schools system. They have a wait list waiting for the expansion. They also have virtual classes. Currently there

are 400 elementary students, 300 middle school students they will be moving to the new building. They will be bringing 400 high school students to the new building. The first year 25-26 there will be around 750 students, 300 that already attend in Warr Acres. It won't be until the 28-29 school year that they would hit the max capacity of 975. They estimate that the traffic of the students being dropped off and the staff to be less than 300. Their school hours are 8-3 but they do have an early morning school program for parents that have to go to work, they can drop the kids off at 6. Some do pick their kids up as late as 6 but that is not many and really depends on their employment. They do stagger the pickup times which helps the parents that have kids at the High School currently on 23<sup>rd</sup> Street and elementary kids here. Hertz servers will remain in a portion of the building since it is their global headquarters. If the deal goes through then they will move out no later than the end of January 2025. They will not be renting any of the building to anyone they will occupy the entire space. They are buying the land and the building. The question was asked since the approval for a school goes to the property not the applicant who has stated a capacity of 975 what could the capacity be if they continue to expand? Mr. Julian stated that they want to keep teacher to student ratio down and we have done the numbers through 2032 which is as far as they have planned out. He was asked if they put a limit of 1000 on it would it hinder them, no. He was asked about the queuing of the line of traffic picking up and how they handle it. He said they have them snake through the parking lot and have staff outside to direct them. If need be, they could restripe the parking lot. They work to get them off the street as quickly as possible. They send out maps and instructions to all the parents. He stated that he had talked to the building manager and at one point they had 700-800 employees driving to work and parking and they did not have any issues. They have closed campus for lunch for the high school students. Mayor Godwin stated that one of the reasons the superintendent came to him a while back and asked about this plan because they are a large family foundation saw the work that Dove Academy was doing here and nationally and they wanted to make sure we would be a good partner for them to come and do this.

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

### **Motion Passed Unanimously.**

Mike Schmidt spoke as a citizen with concerns about loss of taxes and you are looking at giving away a prime building for business to a school you will not get any revenue from. He wanted them to think about would they rather have a business, try to get a business in there or give it to a school that they already have a location that they are taking business away from. It was a Service Merchandise back in the day and now a school. You are losing income. Someone asked how long the building has been for sale and Mr. Julian stated that he found it in November or December and they were asking for more than they could afford but they kept lowering the price and when there were no other takers it finally got low enough for us to afford it. Does anyone know why Hertz is leaving? Chief Coy stated that when they did the annual inspection the person told them that most work from home now. The use of rental cars is down due to the Uber and Lyft industry.

Mayor Godwin stated that his view on this is it will be an asset to the city, as far as sales tax it will bring more people into the city. There is no way that the citizens in the city can supply all the sales tax we receive. They will be going to Starbucks, McDonald's, Andy's and other places in Warr Acres so it is necessarily that we need another large business there. Malls and large offices such as Hertz are going away so the philosophy here is how do we bring people in to spend money. He stated that he and Matt discussed it and since it zoned C4 there is not anything they can do to stop the sale. The only reason they are here tonight is the elders of the city decided it needed to be a use to be reviewed. So, there are countless uses that somebody could purchase the building and engage in that would not produce tax revenue. If some big corporation wanted to buy it and put their offices there that would hurt too. Attorney Love stated that the issue here is not if it would bring in tax revenue or not, but how it will affect adjacent properties. You could think in terms of how it could potentially have an adversely impact, example is the hotel closes and they buy the Golden Corral and hotel and it backs up to residential neighborhood you can see how the questions could come in about ingress, egress, the lighting and the noise. So, the purpose of the review is not about sales tax but the possible impact to adjacent property. Councilman Tribbey stated that there is already a large empty building right now on the expressway that has been empty for several years and now we have a massive Hertz building about to go dormant, prices of real-estate skyrocket after the pandemic, and putting a private school in it could be a benefit by bringing people into town. You cannot sell enough pizza parties to generate the amount of sales tax we need. It was not a revenue generating business already so you are not losing revenue, but you would be occupying the building. He said he would agree with the Mayor on this one because we have all seen what happened to Shepard Mall and Crossroads and there will be more places left unoccupied so you have to take all that into consideration.

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

**Motion Passed Unanimously.**

Motion by Evans, second by Morris to approve the Use Subject to Review for a school with the stipulation that it is to be Pre-K – 12<sup>th</sup> with no dormitories. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, yea; Morris, yea; Douglas, yea; Prince, yea; and Godwin, yea.

**Motion Passed Unanimously.**

7. Informational item for street projects and repairs performed since 2002. \*Turman\* \*\*\*\*

PWD Turman said what does your public works department do, it consists of 5 people in streets and parks. He had a slide show that showed some of the work they have done in the last couple of years. One example of was place on MacArthur were a pipe had busted and the road was sinking so they repaired the road, they started on a Monday by calling Okie located, put in place the traffic control devices and cut out the old metal pipe,

purchased new pipe and put it in place and repatched in four days. If it would have been hired out it probably would have taken a month and cost \$5,000 for engineers to do the plans. They did it in four days and had the road back open. They were trying to beat the overlay that was done a few months later. Another place was in front of Charleston's another pipe broke causing the road to collapse. They did that repair in about 2-3 days. He showed them several other places work had been done and how long it took them on each job. He made a booklet for the council. Starting in 2008 after a sales tax increase Mayor Wooley came on board and they compiled a list of road repairs, starting in the back of your booklet, in 2009 they came up with the list. In 2019 through the GO Bond the list was taken and the green ones were completed and the yellow were not for every Ward. He said the ones that were not completed in the bond in 2019 are in the booklet. He went through the booklet explaining about the different streets that had been worked on and what was done to each and when. There has been about \$3.9 million spent from CIP and General fund on street repairs and about \$11.9 million in federal funds. PWD Turman said that Councilman Evans had mentioned how bad 63<sup>rd</sup> was and he put together estimated cost to do MacArthur to Mueller would take the entire CIP budget for the year. If you go MacArthur to Grove on the north side and MacArthur to almost Grove on the south side, part of it is OKC would be around \$430,000. So things to look at and think about with the upcoming budget.

8. Discussion and possible action to re-roofing and repair decking/soffits on the pergolas at Cherokee Hills and Frank V Wood Jr Parks and Cherokee Hills bathroom. \*Godwin\*  
\*\*\*\*

Motion by Douglas, second by Evans to approve Moody and Foster per their quote for the re-roofing and repairs with the option to upgrade by doing a change order to the pergolas as Cherokee Hills and Frank Woods parks, Cherokee Hills bathrooms. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, abstain; Evans, yea; Morris, yea; Douglas, yea; Prince, yea; and Godwin, abstain.

#### **Motion Passed.**

9. Discussion and possible action to approve purchasing (ten) 2-yd & (ten) 4-yd dumpsters from Custom Mfg. OKC not to exceed \$18,000. Budgeted in the CIP budget line Dumpsters in the amount of \$30,000. \*Turman\* \*\*\*\*

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

#### **Motion Passed Unanimously.**

10. Formal presentation of the draft City-wide Recreational Master Plan. \*Mayor\* \*\*\*\*

Connie with CLS gave a presentation of the draft plan and asked the council for feedback. She said this is going to give the city a great tool to use for the future. They



did a lot of research on the city and evaluated the current parks layouts, equipment, facilities and possibilities for the future.

11. Discussion and possible action on approving a partial lump sum, 50% of Accrued benefit for Kevin Strong.

The council was told that Kevin was vested in the retirement system and he earned his pension. The funds are sitting at OkMRF in his name but does require formal action of the council.

Motion by Tribbey, second by Von Thaer to approve the partial lump sum be paid to Kevin Strong. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, yea; Morris, yea; Douglas, yea; Prince, yea; and Godwin, yea.

**Motion Passed Unanimously.**

12. A. Discussion and possible action on an Ordinance amending Sections 9.77.020, 9.77.030, 9.77.040, 9.77.050, 9.77.070 and 9.77.080. Adopting definitions nicotine product, vapor product and person, increasing the age limit for violations related to said products from 18 years of age to 21 years of age, adding nicotine and vapor products to existing prohibitions related to tobacco products, and modifying the fine amounts for minors in possession of said products. \*Myers\* \*\*\*\*

Councilwoman Myers asked for the update to be done after hearing the Chief say they needed it updated to be able to enforce it.

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

**Motion Passed.**

B. Approval of the emergency clause.

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

**Motion Passed Unanimously.**

**Item 13, was heard after item 4.**

13. Discussion and possible action on a Personnel Board member appointment. (Term to expire July 2027)

The Mayor said he wanted to nominate Dakota Warrell. Mr. Warrell was present for the council to ask him questions. He stated he was a developer for hotels and apartments. He moved to Oklahoma 2 years ago from Idaho.

Motion by Myers, second by Tribbey to continue the item to the August meeting. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, yea; Morris, yea; Douglas, yea; Prince, yea; and Godwin, yea.

### **Motion Passed Unanimously.**

#### 14. Question and comments from Council.

Von Thaer-thanks to all the employees, in the paper on Sunday there was an article about Doug's laundry and the awesome program they have on Saturday's that they provide laundry service for the homeless and those that can't afford it and they buy food. He feels the city should look into doing something.

Myers-thanks Police and Fire and stay safe out there it is a crazy world. Thank you, Mike, for getting those roofs at the parks done. Thanks to the Chief and Deputy Chief for their support of Animal control and allowing them to have input. She said she handed out to everyone a paper about the recycling and would like to see everyone out there.

Tribbey-no comment.

Evans-on 50<sup>th</sup> Street where the water is coming from that is in the middle of the road for about the last month. PWD Turman stated that OKC was notified they came and marked it and the Okie locate was done, everyone is calling him, it is just that OKC has bigger leaks that they are getting done first. Councilman Evans said it is ruining the street and PWD Turman agreed he said that there was a bigger leak there a few years ago and we had to fight them because it undermined the street.

Morris-wanted to thank all the departments for all the hard work, it is crazy all the wires and cables hanging. There is so much work put in to run the city and she is impressed and she is glad to be a part of it.

Douglas-thanked all the employees.

Prince-appreciates all the good work the city workers do, glad to see activity at 39<sup>th</sup> and Ann Arbor had no idea there would be that much dirt being moved, they are really getting after it. When is it to be done, next summer the mayor said he thought.

Godwin-wanted to thank everyone, public works, engineering, planning everyone for showing up, Mike Schmidt for coming and running things for us, police, fire. You know things are a bit tight with the city we have to keep pushing forward on who we can talk to and where we can talk to them as well as helping existing companies that are here, he keeps hearing that he had a couple of conversations this month and the last couple of weeks with different business owners and how we can help serve. He will be bringing that up as soon as possible. Thank you to everyone that came to the education on the

Town Center, he knew there were a couple that were not able to attend due to scheduling, but we want to try and get that finished because it was a great program that was established and sitting on the shelf and we want make sure we use it. Josephine, that property is a mixed use, they still have one side that is not being utilized yet the other side is a barber. The value of that the TIF and how we do it is a 20–25-year value that we get money every year so even if it is a non-tax producing business, we are getting that. He talked to Larry Steins office and we are getting around \$12,000 and that will increase which is the spending power of around \$300,000 in our city. He said he knows that \$12,000 doesn't sound like a lot but \$300,000 is what it takes to make that happen. As with the OWRB forgiveness loan him and Marc attended a meeting today, thank you for doing what needed to be done to get that done our trip to DC and talking to people and everything else that is purchasing power of around \$30 million dollars in loan forgiveness. It is a big deal and we are able to keep doing that so Marc thank you to you and your team for helping us do that. Sign ordinance is going to be coming up talking about some things it is kind of a mess and he has talked to staff, just like our food truck ordinance was a mess. These are things that are coming down the pipe so thank you all for giving your time to be here and do this and make our city better. Vice-Mayor Douglas said the TIF and Town Center meeting was very informative and she learned a lot.

15. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 8:36 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer

**MINUTES**

**CITY OF WARR ACRES  
PUBLIC WORKS AUTHORITY MEETING  
TUESDAY  
JULY 16, 2024  
6:00 p.m.**

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

1. The meeting was called to order at 8:36 p.m. Declaration of a quorum present was given.

**ROLL CALL**

Present

Absent

Chairman Roger Godwin  
Vice-Chair Vickie Douglas  
Trustee Jon Evans  
Trustee Scott Tribbey  
Trustee Jim Von Thær  
Trustee Judy Myers  
Trustee Deborah Morris  
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 June 18, 2024. \*\*\*\*
  - B. Approval of payment of claims for the Sewer department including the payment to the Bethany-Warr Acres Public Works Authority for June 2024 in the amount of \$79,814.08. \*\*\*\*

Motion by Myers, second by Von Thær to approve the A-B of the Consent Docket. Poll vote: Von Thær, yea; Myers, yea; Tribbey, yea; Evans, 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.

**Moot.**

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

Amanda gave her monthly report saying they are ranking the results of the manhole inspections; they are reviewing the CCTV and Smoke testing from April and May. They will continue to prioritize the manholes and review the test results. WW Masterplan sometime between October and December to include cost estimates, recommendations and phasing plan.

5. Discussion and possible action on an amended 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 and final engineering plans. This contract will also include SSES/CCTV services to complete the entire system city-wide. The City of Warr Acres was awarded the Loan Forgiveness loan in the amount of \$1,219,150. This item was previously approved in the March meeting for the amount of \$1,500,000.00. OWRB only awarded \$1,219,150 for this application. \*Long\* \*\*\*\*

Planner Long stated that since the other contract was based on the city receiving \$1.5 million and they were only granted \$1,219,150. The original contract was void and this is an updated one.

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

**Motion Passed Unanimously.**

6. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 9:02 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer

**MINUTES**

**CITY OF WARR ACRES  
SPECIAL  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
TUESDAY  
JULY 16, 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 9:02 p.m. Declaration of a quorum present was given.

**ROLL CALL**

Present

Absent

Chairman Roger Godwin  
Vice-Chair Vickie Douglas  
Trustee Jon Evans  
Trustee Scott Tribbey  
Trustee Jim Von Thaer  
Trustee Judy Myers  
Trustee Deborah Morris  
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 June 18, 2024 \*\*\*\*\*
- B. Approval of payment of claims for \$1,640.00. \*\*\*\*\*

Motion by Morris, second by Von Thaer to approve the A-B of the Consent Docket. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Evans, 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.

**Moot.**

4. Discussion and possible action on refunding the vendors and sponsors for the Route 66 per list. \*\*\*\*\*

Motion by Myers, second by Von Thaeer to refund the vendors and sponsors if they submit a request by September 30<sup>th</sup>. Poll vote: Von Thaeer, yea; Myers, yea; Tribbey, yea; Evans, yea; Morris, yea; Douglas, yea; Prince, yea; and Godwin, yea.

**Motion Passed Unanimously.**

5. Discussion and possible action on what festivals we are going to have and how many each year.

The mayor said the only one he knows of coming up is the Our Lady of Guadalupe that St. Charles does and Festival de Amistad. That is the parade that Carlos Ortiz does all by himself. He does need help with traffic and he partners with Putnam City schools. We have the Route 66 thing and the Multicultural which is off the table for the city doing anything with that. We're going to have an organization that is going to privately handle raising and all that so it is out of the hands of the city. Councilwoman Myers asked if it would still carry the Warr Acres name. The mayor said they can change the name if they want. Talking to other cities 90% of the events are held by private entities or private non-profits. Bethany took over the Bethany Boom this year but it had been private for the last 15 years. Most festivals are all privately run. The mayor stated that it makes good sense he does not feel like the city has the buy in for the Route 66 festival, obviously, with what they just voted on, they need to be involved in that unless someone else wants to champion that because he is not going to. So that is a choice that they will have to make. Councilwoman Myers said it was her understanding that they were not doing it this year and then suddenly we were doing it, is there some agreement we have with the other two cities to do it for a certain amount of time? The mayor said that was the agreement last year that they would do it this year but he has told Bethany and Yukon that Warr Acres will not be participating in the Triple Tour again. If the city wants to do something on their own, like Yukon, they really take the cake on that with 30,000-40,000 people showing up that evening. It was an idea that came about when Jim was Mayor. If someone wants to do it fine but he is not going to have staff do but if anyone on the horseshoe wants to champion it and take ownership of it then do it. Councilwoman Myers asked if there would be no funds for the Multiculture or Amistad out of the City of Warr Acres. The mayor said if the city wants to do a sponsorship for Our Lady of Guadalupe or Festival de Amistad, Mr. Ortiz hopes that they do. It is a big promotion for us and the people coming through the city, it's been going on he thought for 6 years. Councilwoman Morris said it would be nice for it to be promoted on the city website and Facebook page. The mayor said yes it would and he told the council the city has only been a financial sponsor the last 2 years he said he did not know for sure. He said it is investing in their partners that really bring a lot to our city and he thinks it is important that they do that. He knows that private entities will take care of everything for the Multicultural festival, they have not asked for anything from the city. Councilwoman Myers told the mayor thank you. Last year's Multicultural festival was two weeks after the Route 66 festival but this year it is in September. That is when a lot of international stuff is happening already so it fist better in that time and it is cooler, hopefully. Councilwoman Morris said she thought the Police should at least help with the parade, it was a mess going to church that day with all the horses and stuff. Chief Anderson said

we have a parade permit process and anyone having a parade must fill out. That allows us to get staffing to be able to control traffic. Councilwoman Myers asked if the permit had been filed, or are they aware they need to do this? The mayor stated that they had been told. Councilwoman Morris asked what they needed to do with this item, were they to decide how much the city would help? Mayor Godwin said as it come up is part of what they do. Councilwoman Morris asked if there was anything like this next month? The mayor said no that the Festival Amistad happens in September, he said he would tell Mr. Ortiz to come up and make a formal request.

6. Discussion and possible action on authorizing the Mayor and the Vice-Mayor to attend the Oklahoma Select conference on Economic Development in OKC on August 26-27 at a cost of \$450.00 per person. \*Godwin\* \*\*\*\*\*

**No action was taken on this item.**

7. Discussion and possible action on submitting an application for a Route 66 Association Centennial Project proposal with an up to \$50,000 city share matching funds. \*Godwin\*

Motion by Evans, second by Morris to approve making application with a \$30,000 match. Poll vote: Von Thær, yea; Myers, yea; Tribbey, nay; Evans, yea; Morris, yea; Douglas, yea; Prince, yea; and Godwin, yea.

**Motion Passed.**

8. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 9:37 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer