

Posted at Warr Acres City Hall 12-15-16 @ 1:00 p. m.

## AGENDA

CITY OF WARR ACRES  
REGULAR CITY COUNCIL MEETING  
TUESDAY,  
DECEMBER 20, 2016  
6:00 P.M.

THOSE WHO NEED SIGNING OR SPECIAL ACCOMMODATIONS A 24-HOUR NOTIFICATION TO THE CITY CLERK, PAMELA MCDOWELL-RAMIREZ, 789-2892, IS REQUIRED TO ENSURE PROPER ACCOMMODATIONS CAN BE MADE.

1. Call to order, Declaration of a quorum, Flag salute and Invocation.
2. Call to the Public.
3. Recess to enter into the Warr Acres Economic Development Authority Meeting. Convene as Warr Acres Economic Development Authority.
  1. Call to Order.
  2. Overview of program by Vice-Mayor Mickley.
  3. Presentation about Justice Marian Opala. \*Warr\*
  4. Presentation of State Proclamations to Maria Esparza and Justin Karjoo by Oklahoma State Senator David Holt.
  5. Presentation of the Justice Marian Opala Scholarship Awards by Vice-Mayor Mickley and Mr. Kory Warr.
  6. Recess the Warr Acres Economic Development Authority Meeting.
4. Reconvene City Council Meeting.
5. CONSENT DOCKET: (individual items may be deleted from the consent docket for discussion and action under #6.)
  - A. Approval of the minutes from the Regular meeting of November 15, 2016 and Special meeting of December 12, 2016. \*\*\*\*\*
  - B. Approval of Expenditures \*\*\*\*\*

General Fund	\$ 140,262.31
CIP Fund	\$ 137.88
Sewer Line Maint.	\$ 2,480.00

- C. Approval of Actual Expenditures for November 2016 and Proposed Expenditures for December 2016. \*\*\*\*
- D. Sales Tax History Report. \*\*\*\*
- 6. Discussion and possible action on items removed from the consent docket.
- 7. Receive reports from Staff: Police Chief, Fire Chief, City Clerk, City Attorney, Public Works Director, City Engineer, and City Planner. \*\*\*\*
- 8. Report from PWD Turman on the Small MS4 Stormwater Program.
- 9. Approval to waive the City's right of appeal BOA Case #2016-02 for Snap Fitness of Oklahoma (Applicant) has filed a Notice of Appeal before the Board of Adjustment, Warr Acres, OK, concerning a property located at 4415 N Macarthur, Warr Acres, Oklahoma, Oklahoma County. The applicant requests a variance to the Specific Parking Requirements and Exceptions ordinance (19.44.043).

**NATURE OF APPEAL: Specific Parking Requirements and Exceptions (19.44.043).**

**19.44.043: SPECIFIC PARKING REQUIREMENTS AND EXCEPTIONS:**  

A. List Of Specific Standards: Uses which are included in this title are detailed below. Each use has a specific parking standard which shall be met. In certain cases, where a use has no specific standard determined in advance by these requirements, the city shall make a determination of need after review of the site plan.

B. Use Classification With Applicable Minimum Parking Standards:

<u>Use</u>	<u>Parking Standard</u>
<b>Residential Uses</b>	
Group residential	1 space/2 occupants
Manufactured home residential	2 spaces/dwelling unit
Multiple-family residential:	
Efficiency and 1 bedroom	5 spaces/dwelling unit
2 or more bedrooms	2 spaces/dwelling unit

Single-family residential	2 spaces/dwelling unit
Three- and four-family residential	2 spaces/dwelling unit
Two-family residential	2 spaces/dwelling unit
<b>Civic Uses</b>	
City and other governmental uses not defined herein	City approval
Community centers	1 space/300 square feet of gross floor area
Community recreation; general:	
Clubhouses	1 space/100 square feet of gross floor area
Game courts:	
Playgrounds, play fields, public park	City approval
Tennis, squash, racquetball, handball	5 spaces/court
Swim centers	1 space/150 square feet of pool area
Community recreation; restricted:	
Game courts:	
Playgrounds, play fields, public park	City approval
Tennis, squash, racquetball, handball	5 spaces/court
Swim centers	1 space/150 square feet of pool area
Cultural exhibits	1 space/400 square feet of gross floor area
High impact institutional:	
General college and university	1 space/4 classroom seats
Hospitals and sanitariums	2 spaces/bed plus 1 space/500 square feet of gross floor area of an emergency room and outpatient care, if provided
Libraries	1 space/400 square feet of gross floor area
Low impact institutional:	
Kindergarten,	1 space/10 classroom seats

elementary, junior high/middle schools	
Churches, temples, synagogues	1 space per 4 seats in chapel
Moderate impact institutional:	
High schools	1 space/4 classroom seats
Vocational schools	1 space/2 classroom seats
Property owners' association uses:	
Clubhouses	1 space/300 square feet of gross floor area
Game courts:	
Tennis, squash, racquetball, handball	2 spaces/court
Playgrounds	City approval
Swimming pool	1 space/300 square feet of pool area
<b>Commercial Uses</b>	
Administrative and professional office	See Table II, Office
Animal sales and services: Kennels, veterinarians, grooming	See Table I, Retail
Automotive and equipment: Storage	City approval
Automotive vehicles and equipment:	
Cleaning and repairs	1 space/500 square feet of gross floor area (5 spaces minimum)
Sales and rentals:	
For outside lot	City approval
For service area and body shop	See Table III, Manufacturing And Industrial
For showroom area	See Table I, Retail

Communications services	See Table II, Office
Construction sales and services:	
For outside lot	See Table IV, Warehousing (substitute lot area for gross floor area)
For showroom area	See Table I, Retail
Convenience sales and personal services	See Table I, Retail
Daycare center	1 space/10 children enrolled plus 1 space per 20 children enrolled for loading and unloading (2 spaces minimum)
Drinking establishments:	
Sitdown, alcohol permitted	1 space/50 square feet of gross floor area
Eating establishments:	
Drive-in	1 space/50 square feet of gross floor area (12 spaces minimum)
Fast foods	1 space/50 square feet of gross floor area
Sitdown, alcohol not permitted	1 space/100 square feet of gross floor area
Sitdown, alcohol permitted	1 space/100 square feet of gross floor area
Gasoline sales:	
For building area	See Table I, Retail(spaces in addition to adequate loading and unloading and access)
Truck stop	City approval
Medical services	See Table II, Office
Personal storage:	See Table IV, Warehouse
Miniwarehouse	
Recreation and entertainment:	
Indoor:	
Arcades	See Table I, Retail
Billiard parlors	See Table I, Retail
Bowling alleys	5 spaces/lane

Dance halls	1 space/50 square feet of club area and 1 space/100 square feet of remaining gross floor area
Gymnasiums	City approval
Health clubs	See Table I, Retail
Skating rinks	City approval
Theaters	1 space/4 seats
Outdoor:	
Amusement park	City approval
Drive-in theater	6 spaces minimum plus adequate spaces for viewing
Driving range	1 space/2 driving stations
Go-cart tracks	City approval
Miniature golf	2 spaces/3 holes
Repair services:	See Table I, Retail
Consumer	
Research laboratories	See Table II, Office
Retail sales and services:	
General	See Table I, Retail
Outdoor swap meets	City approval
Transient accommodations:	
Campground	City approval
Lodging	1 space/rental plus 1 space/200 square feet of gross floor area of restaurant area (including kitchen) plus 1 space/100 square feet of gross floor area of club area (excluding office and meeting rooms) plus 1 space/200 square feet of gross floor area for any retail area
<b>Industrial Uses</b>	
Permitted light industry	See Table III, Manufacturing And Industrial
Wholesaling, storage and distribution; restricted	See Table IV, Warehousing

C. Minimum Parking Standard Tables:

TABLE I Retail	
For the first 10,000 square feet of gross floor area	1 space/200 square feet of gross floor area
From 10,001 to 40,000 square feet of gross floor area	Plus 1 space/225 square feet of gross floor area
Over 40,000 square feet of gross floor area	Plus 1 space/250 square feet of gross floor area

10. Discussion and possible action on an engagement agreement for Crawford and Associates for financial consulting and reporting for 2017. \*\*\*\*
11. Discussion and possible action on a Contract with Matthew Love for City Attorney services for 2017. \*\*\*\*
12. Discussion and possible action on a contract with Nathan Luke Simms for City Attorney/City Prosecutor services for 2017. \*\*\*\*
13. Discussion and possible action on a contract with Smith Roberts Baldischwiler, LLC. for City Engineering services for 2017. \*\*\*\*
14. Discussion and possible action on a contract with Wiley Rice Jr. for City Planner services for 2017. \*\*\*\*
15. Discussion and possible action on Resolution #516 Assignment of 9-1-1 fees to 9-1-1 ACOG. \*\*\*\*
16. Discussion and possible action on re-appointing Barry Curl to the Ward I Planning Commission seat (term to expire October 2019).
17. Discussion and possible vote to enter into executive session to discuss a pending claim filed by DAP as authorized under 25 O.S. Supp. 307 (B)(4), confidential communication between a public body and its attorney concerning a pending investigation, claim, or action if the public body, with the advice of its attorney, determines that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest. \*Love\*
18. Questions and Comments from Council.
19. Adjournment.

Certificate

This is to certify that in conformity with the Oklahoma Open Meeting Act, Public Notice of the date, time and place of this meeting, was given to the City Clerk of Warr Acres 3 o'clock p.m. on the 12<sup>th</sup> day of November, 2015 and that a true and correct copy of the Notice of said meeting was posted at the place of said meeting at 1:00 o'clock p.m. on the 15<sup>th</sup> day of December, 2016 all as required by law.

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Pamela McDowell-Ramirez  
City Clerk/Treasurer



Posted at Warr Acres City Hall 12-15-16 @ 1:00 p. m.

Pursuant to the Oklahoma Meeting Act (25 O.S. Section 311-14), notice is hereby given that the Trustees of the Public Works Authority will hold a meeting as follows:

## AGENDA

CITY OF WARR ACRES  
PUBLIC WORKS AUTHORITY MEETING  
TUESDAY  
DECEMBER 20, 2016  
6:00 p.m.

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

1. Call to order, Declaration of a quorum.
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 November 15, 2016. \*\*\*\*\*
  - B. Approve payment of claim in the amount of \$56,385.40 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of November, 2016. \*\*\*\*\*
  - C. Approval of payment of claims for the Sewer department for \$3,938.16.
3. Discussion and possible action on items removed from the consent docket.
4. Adjournment.

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Pamela McDowell-Ramirez  
City Clerk/Treasurer

**Posted at Warr Acres City Hall 12-15-16 @ 1:00 p.m.**

Pursuant to the Oklahoma Meeting Act (25 O.S. Section 311-14), notice is hereby given that the Trustees of the Economic Development Authority will hold a meeting as follows:

**SPECIAL  
AGENDA**

CITY OF WARR ACRES  
SPECIAL  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
TUESDAY  
DECEMBER 20, 2016  
6:00 p.m.

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

1. Call to order, Declaration of a quorum.
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 November 15, 2016 \*\*\*\*\*
  - B. Approve payment of claims in the amount of \$380.00.
3. Discussion and possible action on items removed from the consent docket.
4. Adjournment.