

MINUTES

CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
TUESDAY,
JANUARY 17, 2017
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 Mayor Woolley.

ROLL CALL

PRESENT

Mayor Patrick Woolley
Vice Mayor James Mickley
Councilman Bo Broadwater
Councilman Stephen Fuhrman
Councilman John Knipp
Councilman Jimmy Bullen
Councilman Donnie Ryan
Councilman Glenn Lipinski

ABSENT

Councilman Blayne Allsup

STAFF PRESENT

Matt Love, City Attorney
Roger Patty, Police Chief
Stephen Coy, Fire Chief
Mike Turman, Public Works Director
Pamela McDowell-Ramirez, City Clerk/Treasurer
Craig Wallace, Engineer
Wiley Rice, City Planner

2. Call to the Public.

Moot.

3. Presentation of Oklahoma Municipal League 25 year service certificates.

A couple of the recipients were unable to attend so this item is being moved to the February meeting.

4. CONSENT DOCKET: (individual items may be deleted from the consent docket for discussion and action under #5.)
- A. Approval of the minutes from the Regular meeting of December 20, 2016 and Special meeting of January 5, 2017. ****
 - B. Approval of Expenditures ****

	2016	General Fund	\$ 32,571.39
		CIP Fund	\$ 7,252.59
	2017	General Fund	\$ 89,014.22
 - C. Approval of Actual Expenditures for December 2016 and Proposed Expenditures for January 2017. ****
 - D. Sales Tax History Report. ****
 - E. Approval to amend the surplus declaration for the 1990 Pierce by declaring that the surplus property is specialized or not suitable for public use.

Councilman Fuhrman stated that he had brought up at the December meeting that the procedure of sending the council the BOA action 5 days after the meeting was not followed and there was nothing in the minutes about what he had said. He said he has brought it up several times over the past years and it never happens. He said he realized he minimized it when he brought it up, but since he has everyone listening now he wanted to know how they fix it and whose job is it to notify the council. Clerk Ramirez stated that she was gone and did not know they had a BOA meeting and I did not get back until after the first of December. Had she known there was going to be a meeting she would have said something so it was her error on not informing anyone about something she didn't even know was going to take place. Councilman Fuhrman asked who she would have told and wanted to know whose job it is. Clerk Ramirez stated that it would be Kevin and Veronica because Veronica is the one that types up the order. Clerk Ramirez then explained the process once they have the meeting the attorney hand writes up the order gives that to Veronica she types it up gives copies to Kevin to take to the Chairman for his signature then it comes back to the city for signatures. She stated that she did not know how long it took to get that done but it would have been Kevin and Veronica taking care of it. PWD Turman stated that sometimes it is longer than 5 days to get the transcribed copy back. Councilman Fuhrman stated that if that is the case then they need to change the Ordinance because we are breaking our own laws. Mayor said that we just need to make sure we get it done in time. Clerk Ramirez stated that they do not have BOA meetings that often maybe one every two years so trying to remember all the rules is not so easy. Clerk Ramirez stated that Veronica does know now. The Mayor asked who was over the BOA, himself? Attorney Love stated no Mayor you really are not the BOA is an independent body. He stated that in the terms of the 5 days it would depend on how you read the Ordinance. As with any body they vote and then someone has to execute the order so the five days could be from the day the order is executed and it depends on how complex the order has to be. Councilman Fuhrman looked at the

Ordinance and said the way it reads is that after the ruling they have to deliver it to us within five days. Attorney Love stated that Clerk Ramirez could do some stuff on her end and he could make sure he gets a copy from the BOA Attorney and between he and the Clerk they will make sure it gets done. But this only happens every couple of years. This might have been the first maybe the second meeting since the Ordinance was changed. Councilman Ryan said he thought this might be only the third one in the last five years. Attorney Love stated he remembered the one on the shelter in a front yard and that led to the change in the Ordinance. Someone said they thought there might have been one more in between. Councilman Fuhrman said that he wanted to make sure this was in the minutes. Clerk Ramirez stated that she had it noted.

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

Moot.

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

Coy-the department leads the way with increase response, they are positioning themselves as one of the best departments, largely because of the support of the council, and allowing them to purchase needed equipment. Councilman Ryan pointed out that they had a high amount of calls and the response times were incredible. He stated that he appreciated that and the ISO rating change from a 5 to a 3.

Ramirez-sorry couldn't get them a yearend report still working on getting the books closed out. She thanked the police and fire for the work they did with city hall employees today.

Love-with the approval of the amended surplus declaration now able to sell the truck right away.

Turman-avoided the ice storm but everyone one was ready if it had come. Still working on the final numbers for the ice storm last year. They moved the truck that needed to be fixed from Southern Tire to Fleetpride and saved money. Big trash continues this week.

Wallace-will attend ACOG meeting to make sure the South MacArthur project is still on the list for funding he anticipates that it will still be high on the list. Councilman Ryan asked about the sidewalk project and was told that the pre-construction hearing will be the end of January or first of February.

Rice-planning commission reviewed proposed changes to the town center and will do more work next month.

7. Presentation on Water/Waste Water GIS Mapping by Marc Long, P.E. Senior Engineer, SRB and Taylor Denniston, PLS Survey Manager, SRB.

Marc Long and Taylor Denniston gave a presentation showing ways the GIS mapping could work for the city. They said it could be used in many ways, not just for mapping sewer lines but also fire hydrants, and water lines. They demonstrated how with the information that has already been compiled by previous video and sewer work they have entered it all in the system and you can click on a particular manhole and see the video. The Mayor stated that a few years ago ACOG brought in a similar mapping system and wanted lots of money and manpower to set it up and the council did not want to spend the time and money. He said they have all the info on maps already and they work fine but as more work is done then the information could be plugged into the GIS system.

8. Final Public Hearing and possible action on A Replat of land in Cherokee Crossing Section 6, Block 24, Lot 2-4. Purpose is to build an outpatient medical clinic. Area is zoned C-1 PUD. Applicant: KBGE/FMC Medial Plaza.

Legal Description: A part of the Northwest Quarter (NW/4) of Section Three (3), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, City of Warr Acres, Oklahoma County, Oklahoma and being more particularly described as follows; Lots 2-4 of Cherokee Hills Section 6. *Love* ****

Motion by Ryan, second by Broadwater to open the public hearing. Poll vote: Bullen, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Broadwater, yea; Mickley, yea; Fuhrman, yea; and Woolley, yea.

Motion Passed Unanimously.

Attorney Love stated that Case still owns the property but the prospective buyer has a representative here to explain why they want to have the property re-platted. He explained that the use of the property is not up for debate, just the changing of the property lines. Dean Koleada with KBGE Engineering told the council that his client is planning on building a medical facility for dialysis patient treatment. They are asking for the pieces of property to be re-platted so that the property would have cleaner lot lines. They did talk to some of the residents about their concerns after the planning commission meeting. He said there will be several drives for access to the property for deliveries and for patient drop off and for garbage pickup. There will be trees and shrubs planted to help minimize the effects on the residents close by. Attorney Love reminded everyone that the only thing up for discussion was the re-plat. Councilman Ryan stated that the way it looked is that they could build what they want without the re-plat. He was told yes that is true. There was a lengthy discussion on what the property was going to be used for the ingress and egress of the property, issues concerning the drainage and sewer issues. Chris Maggart one of the residents addressed the council concerning the wrong information that was sent out, the possibility of cutting the median so that the traffic could flow right back out instead of behind his house and then next to his house. Pricilla Green asked at what point the residents would have an opportunity to speak on the actual plans for the property. She was told that the property was zoned for C-4 commercial and as long and the proposed plans met all the requirements there would not be an

opportunity for them to address it. Attorney Love said that the city has rules that say what and how a property can be used and in this case the property was zoned back in about 2008. Councilman Broadwater stated that the plans would have to go through all the checks and the inspector and engineer would both be checking everything to make sure it meets the codes. Bonnie Templin addressed an issue with the sewer that she has had on 3 different occasions and is concerned about the addition of this commercial sewer to the system.

Motion by Lipinski, second by Knipp to close the public hearing. Poll vote: Bullen, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Broadwater, yea; Mickley, yea; Fuhrman, yea; and Woolley, yea.

Motion Passed Unanimously.

Motion by Knipp, second by Mickley to approve the re-plat. Poll vote: Bullen, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Broadwater, yea; Mickley, yea; Fuhrman, yea; and Woolley, yea.

Motion Passed Unanimously.

9. Discussion and possible action on accepting the plans and specifications for a Sewer Rehab Project and authorize the advertisement for bids. *Wallace* ****

Engineer Wallace stated that this project will be the second in Basin 5 and was a top priority based on the past videoing of the system. It will be 2200 In ft of pipe bursting rehab which is less intrusive to the area properties. The budget is \$300,000.

Motion by Fuhrman, second by Ryan to approve advertising for bids. Poll vote: Bullen, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Broadwater, out during vote; Mickley, yea; Fuhrman, yea; and Woolley, yea.

Motion Passed Unanimously.

10. Discussion and possible action to purchase a used 2012 Chevrolet Tahoe Police Pursuit Vehicle from Kansas Highway patrol in the amount of \$17,500, funds to come from the police budget line Safety Equipment. *Patty*

Chief Patty told the council that they have been waiting on this unit for a little over a year and it is now ready. Will be used by a detective.

Motion by Mickley, second by Ryan to approve the purchase. Poll vote: Bullen, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Broadwater, out during the vote; Mickley, yea; Fuhrman, yea; and Woolley, yea.

Motion Passed Unanimously.

11. Discussion and possible action to repair/replace electrical wiring/control panels and install new LED lights at Kiwanis and Cherokee Hills Parks tennis courts, budgeted in CIP. *Turman* *****

PWD Turman stated that he checked with three different companies for quotes and only one responded. These lights are on timers and also on switches that can be turned on for just a short time. Switching to LED lighting can save up to 80%. Councilman Fuhrman was upset that more money was being spent on these two parks when he keeps asking for money to be spent on the park at 56th and Hammond.

Motion by Ryan, second by Mickley to approve the work and purchase. Poll vote: Bullen, yea; Knipp, yea; Ryan, yea; Lipinski, nay; Broadwater, yea; Mickley, yea; Fuhrman, nay; and Woolley, yea.

Motion Passed.

12. Discussion and possible action on a contract with Thomson Reuters. *Patty* *****

Chief Patty said this is used by the detectives and they are very happy with it and the service it provides is very good. It saves them a lot of time and manpower.

Motion by Mickley, second by Ryan to approve the contract. Poll vote: Bullen, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Broadwater, yea; Mickley, yea; Fuhrman, yea; and Woolley, yea.

Motion Passed Unanimously.

13. Questions and Comments from Council.

Ryan-said he had been contacted by Mrs. Meiers about her yard flooding again, he told her he would bring it up at the meeting and he did. Everyone remember that there is an election on February 14th.

Broadwater-appreciate the citizens getting involved and appreciates those that were present tonight. He said he had gotten several calls about the AT&T upgrades that are taking place and asked if when AT&T is doing work if they could let us know when they will be in the city working so the city can put it in the newsletter. The Mayor stated that they never let the city know when they are coming they just show up.

Mickley-thanks to Chief Patty for the SWAT training today it was excellent and they did a great job and Chief Coy congratulations on your nomination as Treasurer for the Metro Chief Association said he thinks that is great and thanks for hosting the ProCure event. Thanks to PWD Turman for getting everything ready for the ice storm that didn't happen, it was a dud which was a great thing.

Fuhrman-said he didn't know if it was just his neighborhood, then said well yes it is all over the city. The gardening trailers parked in every other driveway in the city. He said the Ordinance reads that there are two kinds of businesses that can be run out of your home in the R1 district. One is the kind that no one can tell is even there like a CPA running his business out of his house or where you go out and help people but no one comes to your home. The other allowed business is a Use on Review and the city has dealt with those, such as a daycare and they do have people coming to your home. The gardening companies have fallen through the crack in our city and he assumes none of them come in for a license, he said he could be wrong. They have employees that come and park up and down the street and get in the work trucks and trailers and drive away. Some of them come back in the evening and park the truck full of brush and grass. They are left parked for a day or a few days over a weekend and who knows what rats, or whatever else there is in those trailers. He said he was directing this towards the Mayor and the rest of the council and asked if they were going to enforce these residential rules as to who can run a business? If so then how do we go about doing it because it gets more and more all the time. The Mayor stated that he was glad he asked him now instead of calling him because he would be happy to answer him during the council meeting. We will enforce our Ordinances, you make statements about this one and that one, give me an address, the employees go home at five. We had a situation on Hammond and it was taken care of. Maybe we need to change the Ordinance. He said he was unaware of any others, but if you give us an address they will check it out and see what can be done and get back with you about it. The Mayor said that he knows sometimes that put the trucks and trailers behind a sight proof fence he remembers from looking into it a few years back. The Mayor apologized to Councilman Fuhrman stating that he was sorry he turned to him that this was not a discussion item, but that he could get the address he would make sure they were checked out even he has to sit by the address himself to check since the question was directed to him. He said help him out and give him addresses and he will check them out and check with the Inspector and Mike and the City Attorney and see what we can do about them if they are in violation of the Ordinances. Councilman Fuhrman stated that some of the violations that they are running a business out of their house. He stated that he started his business in his home 25 years ago so he has sympathy for someone starting a business, however when they run it 3, 4, 5 years from there house then no. He said he didn't know if the city keeps track of who comes in for licenses or not. The Mayor said that there is a list and if he is given an address then he can pull them up and see if there is a license. Councilman Fuhrman said one of his biggest concerns it that they had a daycare come in and there were a lot of people show up for the meeting that night concerned about the daycare. He said he thinks if they had to come in for a use on review they would have the same issue. He said that he could get the Mayor the addresses. He said thank you to the Police and Fire for everything they do, we all sat by and watched the ice storm not happen and it really worked out for both of them. And thanks to everyone else on the staff.

Woolley-thanks to PWD Turman for having the crews prepared and ready to go had the ice storm moved in. The Mayor was thankful that there was no loss of power and the crews did not have to get out. The last storm left to many residents without power for too

long. He said he appreciates Fire and Police, Pam and the employees that work her and appreciates PWD Turman and the work he does and the Inspector.

14. Adjournment.

Motion by Ryan, second by Bullen to adjourn. Poll vote: Bullen, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Broadwater, yea; Mickley, yea; Fuhrman, yea; and Woolley, yea.

Motion Passed Unanimously.

The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

MINUTES

CITY OF WARR ACRES
PUBLIC WORKS AUTHORITY MEETING
TUESDAY
JANUARY 17, 2017
6:00 p.m.

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

1. The meeting was called to order at 8:06 p.m. Declaration of a quorum present was given.

ROLL CALL

PRESENT

Chairman Patrick Woolley
Vice Chairman James Mickley
Trustee Bo Broadwater
Trustee Stephen Fuhrman
Trustee John Knipp
Trustee Jimmy Bullen
Trustee Donnie Ryan
Trustee Glenn Lipinski

ABSENT

Trustee Blayne Allsup

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 December 20, 2016. ****
 - B. Approve payment of claim in the amount of \$54,672.97 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of December, 2016. ****
 - C. Approval of payment of claims for the Sewer department for 2016 in the amount of \$142.49 and for 2017 in the amount of \$274.73.

Motion by Mickley, second by Knipp to approve the consent docket. Poll vote: Bullen, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Broadwater, yea; Mickley, yea; Fuhrman, yea; and Woolley, yea.

Motion Passed Unanimously.

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

4. Adjournment.

Motion by Ryan, second by Mickley to adjourn. Poll vote: Bullen, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Broadwater, yea; Mickley, yea; Fuhrman, yea; and Woolley, yea.

Motion Passed Unanimously.

The meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

MINUTES

**CITY OF WARR ACRES
SPECIAL
ECONOMIC DEVELOPMENT AUTHORITY MEETING
TUESDAY
JANUARY 17, 2017
6:00 p.m.
(Immediately following completion of the regularly scheduled City Council and Public Works
Authority meetings)**

1. The meeting was called to order at 8:13 p.m. Declaration of a quorum present was given.

ROLL CALL

PRESENT

Chairman Patrick Woolley
Vice Chairman James Mickley
Trustee Bo Broadwater
Trustee Stephen Fuhrman
Trustee John Knipp
Trustee Jimmy Bullen
Trustee Donnie Ryan
Trustee Glenn Lipinski

ABSENT

Trustee Blayne Allsup

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 December 20, 2016 *****
 - B. Approve payment of claims for 2016 in the amount of \$133.32 and for 2017 in the amount of \$3,450.00.

Motion by Mickley, second by Knipp to approve the consent docket. Poll vote: Bullen, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Broadwater, yea; Mickley, yea; Fuhrman, yea; and Woolley, yea.

Motion Passed Unanimously.

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

Moot.

4. Adjournment.

Motion by Mickley, second by Knipp to adjourn. Poll vote: Bullen, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Broadwater, yea; Mickley, yea; Fuhrman, yea; and Woolley, yea.

Motion Passed Unanimously.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer