

## **MINUTES**

CITY OF WARR ACRES  
REGULAR CITY COUNCIL MEETING  
TUESDAY,  
DECEMBER 18, 2018  
6:00 P.M.

1. The meeting was called to order at 6:02 p.m. Declaration of a quorum present was given. The Flag salute was led by Chief Coy and the Invocation was led by Mayor Mickley.

### **ROLL CALL**

#### **PRESENT**

Mayor James Mickley  
Vice-Mayor John Knipp  
Councilman Roger Godwin  
Councilman Bo Broadwater  
Councilman Patrick Woolley  
Councilman Mike Schmidt  
Councilwoman Kim Allsup  
Councilman Glenn Lipinski  
Councilman Donnie Ryan (arrived at 6:39 p.m.)

#### **ABSENT**

#### **STAFF PRESENT**

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

2. Call to the Public.

Barbara Harris addressed the council stating she was not at the last meeting but was told the Mayor said no more discussions on recycling. She said they want an item on the agenda for recycling, they have tried with each Mayor and nothing is done they want to see if is viable. They went to Waste Management and were told they do recycle but they have been told by the city a different story.

Jane Kinney told the council that she took pictures while at Waste Management and they watched as crews separated the recycle goods. Waste Management corporate assured them that the items are being recycled not taken to the dump. Looks like the city wants to shut down the recycle volunteer program.

3. Recess to enter into the Warr Acres Economic Development Authority Meeting.  
The council recessed to enter into the Economic Development meeting.
4. Convene as Warr Acres Economic Development Authority.
  1. The meeting was called to order at 6:12 p.m. Declaration of a quorum present was given.

### ROLL CALL

#### PRESENT

#### ABSENT

Chairman James Mickley  
Vice-Chairman John Knipp  
Trustee Bo Broadwater  
Trustee Patrick Woolley  
Trustee Kim Allsup  
Trustee Mike Schmidt  
Trustee Donnie Ryan (arrived at 6:39 p.m.)  
Trustee Glenn Lipinski  
Trustee Roger Godwin

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 20, 2018 \*\*\*\*\*

B. Approve of the payment of claims in the amount of \$260.95.

Motion by Knipp, second by Broadwater to approve the consent docket. Poll vote: Godwin, yea; Knipp, yea; Lipinski, yea; Broadwater, yea; Woolley, yea; Schmidt, yea; Allsup, yea; and Mickley, yea.

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

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

**Moot.**

4. Introduction of proposed plan for Bond issues.

This was a presentation by Ben Oglesby of what the city will be asking the voters to approve in reference to three proposals for a Bond election. These are plans that have been worked on and put together by the Mayor, Vice-Mayor, both Chief's, City Planner, and an Architect over the last several months. There will be three proposals, one for Public Safety, one for City Hall and one for Streets. The Public Safety plans are to use the city property at 42<sup>nd</sup> and MacArthur to build a new Police Department to include the Court Clerks and a Court room. A new Fire Department is proposed for the current property at 49<sup>th</sup> and Hammond as well as an Animal Control facility.

It is important to note that the current City Hall will need to be torn down in order for the Fire Department and Animal Control facilities to be viable. Therefore, the plan for City Hall would be to move to the Community Center, it is not currently bringing in enough money to cover the cost of running the center and 90% of those attending the Salvation Army events each day are residents of Oklahoma City and Bethany. The Community Center would have all city offices, a training facility for all city employees, Police, Fire, Public Works and City hall staff. The current City Hall has been revamped numerous times and does not have an adequate or nice place to bring in potential developers interested in helping build and revitalize the city. It would also have an addition to the northside that would be a new Council Chambers.

Nothing is set in stone the reason for the presentation is to allow the members to have input and state what if anything they would like to have included or removed, this are conceptual plans. Trustee Lipinski asked if the cost estimates for the projects were ready. City Planner Long stated that after tonight's meeting that is the next thing he will be working on, but they needed to have the members input. The Architect stated that in order for the projects to proceed after approval of the voters, City Hall would first have to be moved to the Community Center so that then the current building could be torn down.

The third proposal is for \$500,000 per ward for residential street repairs.

None of these projects would be possible without Bond funding. Attorney Love stated that the city is looking to use property that it already owns and to better utilize those properties. The Community Center loses money each year, the building at 42<sup>nd</sup> and MacArthur is vacant and cannot be used, the city has tried several times to get a new Animal Control facility, these plans are a much better way to improve the city facilities and utilize the properties. Mr. Oglesby explained that after the Bond proposals are approved a few months later bonds will be sold and once money is available the projects can begin. There is a lot of oversight and the city will be required to follow very strict regulations and Bond Counsel will be there to insure things are done correctly. After tonight's meeting the plans will be finalized and cost estimates will be completed and a Resolution

will be written calling for an election. If the election will be in April then the Resolution must be filed by January 31<sup>st</sup>.

Bonds are very restricted and must be used as presented. Trustee Lipinski asked for a time frame as to when they would know approximately what each household for pay. He was told once final numbers were done and ready for the Resolution.

5. Adjournment.

Motion by Broadwater, second by Woolley to adjourn. Poll vote: Godwin, yea; Knipp, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Woolley, yea; Schmidt, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

The Economic Development meeting was adjourned at 7:14 p.m.

5. Reconvene City Council Meeting.

The Council reconvened at 7:14 p.m.

4. 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 November 20, 2018. \*\*\*\*

B.	Approval of Expenditures ****	General Fund	\$ 120,686.22
		E911 Fund	\$ 11,602.34
		CIP Fund	\$ 133,271.66

C. Approval of Actual Expenditures for November 2018 and Proposed Expenditures for December 2018.

D. Sales Tax History Report. \*\*\*\*

E. Approval of a recommendation from the Traffic Commission establishing No Parking in the area of NW 44<sup>th</sup> between Libby and Stanley and on the east side of Libby from NW 44<sup>th</sup> to the north side of the driveway of 4504 Libby. (Recommendation was for there to be No Parking on the east side of Libby in front of 4500 and 4504 Libby, approved by a unanimous vote with one member absent.)

F. Approval to surplus items per attached list. \*\*\*\*

Item E was pulled for discussion.

Motion by Knipp, second by Godwin to approve items A, B, C, D, and F of the consent docket. Motion by Broadwater, second by Woolley to adjourn. Poll vote: Godwin, yea; Knipp, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Woolley, yea; Schmidt, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

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

**Item F.**

Tina Chan who brought the issue to the Traffic Commission stated that people park on both sides of the street and if a Fire truck needed to get through there is not room. It is a safety issue, people can not see to get out of their driveways and traffic approaching Libby can get to be a traffic jam. There were no protest and the Traffic Commission recommended approval by a unanimous vote, with one member absent, to make a No Parking zone on the east side of Libby in front of 4500 and 4505 Libby.

Motion by Schmidt, second by Woolley to approve the recommendation of the Traffic Commission and establish the new No Parking zone on Libby. Poll vote: Godwin, nay; Knipp, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Woolley, nay; Schmidt, yea; Allsup, yea; and Mickley, yea.

**Motion Passed.**

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

Chief Patty thanked the Council and PWD Turman for the new fuel pump the are up and running and are great. Also, thanks to the Public Works crew for getting the Incinerator in place, and Merry Christmas to everyone.

Chief Coy if you had a chance to look at your packet you will see what the firemen do for you. It is a pleasure to serve. If the council has any questions as to why there is a need for a bigger station he could give them more details.

PWD Turman the fuel pumps are good, incinerator is in place just waiting for electric and gas to be done. The new dentist office on the highway is open looks great, Christmas deco is up.

Engineer Wallace application for 63<sup>rd</sup> is on the agenda.

Planner Long item on the agenda and been working on the TIF.

7. Final Public Hearing, discussion and possible action on a Use Subject to Review: concerning a medical marijuana dispensary located at 5770 NW Expressway Suite 206.

Applicant: Eugene White, Jr. (Cloud 9). (Planning Commission recommended approval by a unanimous vote) \*\*\*\*

Motion by Knipp, second by Ryan to open the Public Hearing. Poll vote: Godwin, yea; Knipp, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Woolley, yea; Schmidt, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

Motion by Broadwater, second by Ryan to close the Public Hearing. Poll vote: Godwin, nay; Knipp, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Woolley, yea; Schmidt, yea; Allsup, yea; and Mickley, yea.

**Motion Passed.**

There was one protest that the Planning Commission meeting and it wasn't directly about this application it was in reference to Marijuana shops in general to close to residential areas and too many of them. Councilman Ryan asked if the city could limit how many are allowed and he was told no the only thing the city can do is make sure it fits the zoning.

Motion by Broadwater, second by Ryan to approve the Use Subject to Review for a marijuana dispensary. Poll vote: Godwin, abstain; Knipp, nay; Lipinski, yea; Ryan, yea; Broadwater, yea; Woolley, yea; Schmidt, yea; Allsup, yea; and Mickley, yea.

**Motion Passed.**

8. Discussion and possible action on a presentation of a storm water permit program and possibly making improvements to the storm water management practices. \*Long & Turman\*

A report is in the packet, the Stormwater program was stated in 2005 and now there are more requirements needing to be met. The street sweeper is out sweeping major thoroughfares as well as residential streets. They want more administration to comply and an audit. Councilman Woolley stated that he appreciates all PWD Turman does and that this program takes up a lot of his time. The city must be updated two times a year and therefore this update today fulfills that requirement.

9. Discussion and possible action on a contract with Smith Roberts Baldischwiler, LLC. for City Engineering services for 2019, to include Planner services through April. \*\*\*\*

Motion by Broadwater, second by Ryan to approve the contract with the correction of the time frame to show January 2019 to December 2019. Poll vote: Godwin, yea; Knipp, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Woolley, yea; Schmidt, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

10. Discussion and possible action on a Resolution requesting that the Association of Central Oklahoma Governments submit a proposed project, consisting of the new intersection and traffic signal of Northwest 63<sup>rd</sup> Street and Peniel Avenue, to the Oklahoma Department of Transportation Block Grant Urbanized Area (STBG-UZA) project; and authorizing the related submission of proposed financial and other commitments by the City of Warr Acres. \*Long\* \*\*\*\*\*

The city is requesting currently an 80/20 funding source, but they are working for 100% funding so approving the Resolution this way they will not have to come back if approved for the 100%. Councilman Ryan asked if there would be a turn lane and he was told no, he also asked if the school would be paying for any of it and he again was told no.

Motion by Broadwater, second by Knipp to approve the Resolution. Poll vote: Godwin, yea; Knipp, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Woolley, yea; Schmidt, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

11. A. Discussion and possible action on an Ordinance setting Beer and Wine (on Premises) license fee. \*\*\*\*\*

Clerk Ramirez stated that currently the city did not have a license for establishments that only sold strong beer and wine, only a mixed beverage license and that some restaurants do not sell mixed beverages so the city needs to provide for such.

Motion by Broadwater, second by Allsup to approve the Ordinance. Poll vote: Godwin, yea; Knipp, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Woolley, yea; Schmidt, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

- B. Approval of the emergency clause.

Motion by Broadwater, second by Woolley to approve the emergency clause. Poll vote: Godwin, yea; Knipp, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Woolley, yea; Schmidt, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

12. Questions and Comments from Council.

Mickley-Chief Patty got the new tablets and they are working well, Chief Coy last month you had 1 fire call and 155 medical calls this month 4 fire calls and 147 medical calls, we

went the wrong direction on the fires. Mike Turman no one realizes how much you work until they ride with you for a day, appreciate all you do and appreciate the work Cheryl does also. Wish everyone Merry Christmas and Happy Holidays.

Lipinski-happy holidays and excited about the bond issues, the city needs to be updated is way past due. Would like for the city to shoot for the January 31 filing date. What happened with the grower issue. Attorney Love stated that no action was taken by the Planning Commission because it brings a bigger issue of any type of crop being grown and sold downstream.

Ryan-thanks to the Mayor for all his hard work and little pay. Staff does a great job and people don't really know what all they do, but they notice when it isn't done. He asked how often an officer is being used to cover the crossing guard and Chief Patty stated occasionally. Of a morning it is a dispatcher doing it for overtime and the afternoon is the Animal Control officer and only if he is gone does an officer cover. He asked what is going on with the building at 38<sup>th</sup> and Ann Arbor it is still there and he was given 3 weeks. Mayor Mickley stated that it is set for demo on the 14<sup>th</sup> of January, the owner is trying to work on it now but if not then it will come down on the 14<sup>th</sup>.

Knipp-appreciates all the city staff and have a good holiday.

Godwin-thanks to the trashy friends for their work on recycling and we need to keep it going. Thanks to Police, Fire, Mike and Council.

Broadwater-

Woolley-wish all council, employees and staff a Merry Christmas.

Schmidt-thanks Barbara and the trashy friends for all they do. The tree lighting was very nice. January 5 and 6 will be recycling again he asked the rest of the council to please go there and see how much work the ladies do and show your support for them. Thanks to the Staff, Police, and Fire, all the facilities are outdated and need replaced. Everyone needs to get out there go door to door and get the bond issues passed. February will be an election for his council seat in Ward II.

Allsup-their church challenged them to light the world and light the community, she hopes that the citizens realize they are trying to make the city better and be good stewards. Merry Christmas.

13. Adjournment.

Motion by Broadwater, second by Allsup to adjourn. Poll vote: Godwin, yea; Knipp, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Woolley, yea; Schmidt, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

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

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer

**MINUTES**

**CITY OF WARR ACRES  
PUBLIC WORKS AUTHORITY MEETING  
TUESDAY  
DECEMBER 18, 2018  
6:00 p.m.**

1. The meeting was called to order at 8:12 p.m. Declaration of a quorum present was given.

**ROLL CALL**

**PRESENT**

**ABSENT**

Chairman James Mickley  
Vice-Chairman John Knipp  
Trustee Bo Broadwater  
Trustee Patrick Woolley  
Trustee Kim Allsup  
Trustee Mike Schmidt  
Trustee Donnie Ryan  
Trustee Glenn Lipinski  
Trustee Roger Godwin

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 20, 2018. \*\*\*\*
  - B. Approve payment of claim in the amount of \$55,317.89 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, 2018. \*\*\*\*
  - C. Approval of payment of claims for the Sewer department in the amount of \$768.28.

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

**Motion Passed Unanimously.**

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

**Moot.**

4. Adjournment.

Motion by Knipp, second by Allsup to adjourn. Poll vote: Godwin, yea; Knipp, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Woolley, yea; Schmidt, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

The meeting was adjourned at 8:14 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer