

MINUTES

**CITY OF WARR ACRES
SPECIAL CITY COUNCIL MEETING
TOWN HALL MEETING
WARR ACRES COMMUNITY CENTER
4301 N ANN ARBOR
FEBRUARY 26, 2019
7:00 P.M.**

1. The meeting was called to Order at 7:00 p.m. Declaration of a quorum present was given.

ROLL CALL

PRESENT

ABSENT

Mayor James Mickley
Vice-Mayor John Knipp
Councilman Roger Godwin
Councilman Glenn Lipinski
Councilman Jon Evans
Councilwoman Kim Allsup
Councilman Bo Broadwater

Councilman Patrick Woolley
Councilman Donnie Ryan

2. Presentation of proposed Bond Issue, and answer questions pertaining to the Bond Issue election to be held on April 2, 2019.

Mayor Mickley told everyone how the bond issues came to be and explained the need for each. He explained how the streets were from a list that was made by the Public Works Director in 2009 and an deemed the worst in the city and how only very few were able to be fixed and now it is 10 years later. He told everyone how the buildings had been revamped over and over through the years and they were built for staffing for the 1960's and the city has out grown the facilities. He explained how there are heath issues with the building and lack of space and how the city has done its best to keep the buildings in good shape for the last 57 years. He said they have looked for the best ways to utilize the property that the city owns.

Deputy Chief John Gray addressed the public giving all the reasons they need a new Police Department. Their portion of the building, an expansion, was completed 35 years ago was ill-designed from the beginning. They have remodeled several times over the years. They do not have enough storage space for equipment and storage of evidence is having new rules put into to place

constantly and they need to be able to meet these new regulations. There is not adequate work space for the officers and no meeting area other than a very small break room. The Communications area is not large enough for all the equipment that is required to allow for a good flowing work environment. Every week the generator must be run to make sure it is ready to go when needed and due to the location, the fumes come in to the building. Having the Police in the middle of a neighborhood has always been a concern, since many times the officers much leave the station at high speeds. The building is not ADA compliant. A new facility will provide the citizens with improved safety, enhanced workflow, and efficiency to help the department continue to provide the residents with the excellent service they deserve.

Asst. Chief Jason Mahaffey told the public that there are many issues with the Fire department facilities. Respiratory issues for the guys when they are on duty, that they say go away when they go home. There has been issues with black mold. They have no decontamination area and must go through their living area to get to the one shower. This means they are taking all kinds of potentially hazardous chemicals, bloodborne pathogens and other things such as vomit, feces and bed bugs. The trucks must be backed into the station because the area is not big enough for them to pull the trucks through. The station was built when trucks were much smaller. There have been renovations to make the new trucks fit. The bunker gear should not be stored in the fire bay where UV rays and fumes from the trucks can affect the gear. The floor in the living area is like walking on a trampoline and there are places you can see down to the first floor next to the wall.

City Planner Marc Long and Architect Troy Rhodes showed the conceptual drawings for the new Police, Fire and Animal Control facilities. The told about the streets that would be fixed and about the South MacArthur project and how it is ready to go and the city had \$2.5 million set aside to pay their share of the Federal 80/20 grant for the project. They also explained that if the bonds pass City Hall would need to be moved to the current community center and renovations and a new Council Chamber would be added using city funds that currently are allocated for the South MacArthur project.

Bond Advisor Ben Oglesby explained the financial side of the bonds and what affect it would have on the resident's property taxes. He explained that the rate on the bonds would be determined at the time of the sale of the bonds. Not all bonds will be sold at the same time, they will be sold as each project moves forward so the impact will be over time.

Then the questions started from the residents. The first issue was that there would no longer be a community center. Mayor Mickley tried to explain that the city has paid out thousands of dollars over the years for the Salvation Army to be there daily and they had never paid a penny until recently. There is only a hand full of Warr Acres residents that attend the community center, most are Oklahoma City

or Bethany residents. Resident Rodney Nelson stated that what he sees in the pictures are ill maintained facilities. He wanted to know how much it would cost to remodel and who came up with the cost for these projects in the bonds. He was told that they did not figure cost of remodeling that has been done time after time and would not meet the current needs and would not be feasible for the departments to be able to keep working while work was being done. The most feasible solution which will allow everyone to continue working and not be disruptive to the workflow is to build new. The current buildings were piece milled over time. Beth Toland stated she thought they were excellent ideas. Mr. Rutland stated that city needed to look for grants and companies that would donate equipment to do the work. He was told that the city would look into grants and that like they had already stated that South MacArthur project is a 80/20 Federal grant. Lois Watson stated she felt there needed to be detailed plans for the building and that the bonds should not be voted on until the plans were complete. She was told that they have already figured in all the associated cost for each of the buildings they have looked at other cities with comparable fire and police stations that have recently been built, along with their knowledge to come up with real cost. Detailed plans are never completed before a bond is passed. Richard Bricker stated that he did not believe the city needed a new fire department and they should turn the fire over to Oklahoma City.

After that the Mayor thanked everyone for coming and a motion was made to adjourn.

3. Adjourn.

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

Motion Passed Unanimously.

The meeting was adjourned at 9:14 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer