

**AMENDED  
AGENDA**

CITY OF WARR ACRES  
REGULAR CITY COUNCIL MEETING  
TUESDAY,  
MAY 21, 2019  
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. 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 April 16, 2019. \*\*\*\*\*
  - B. Approval of Expenditures \*\*\*\*\*

General Fund	\$ 162,131.89
CIP Fund	\$ 9,303.91
  - C. Approval of Actual Expenditures for April 2019 and Proposed Expenditures for May 2019.
  - D. Sales Tax History Report. \*\*\*\*\*
  - F. Approval to surplus one 2006 Ford Crown Vic Police Interceptor VIN#2FAFP71W56X105490 and one 2011 Ford Crown Vic Police Interceptor VIN#2FABP7BV5X138181.
4. Discussion and possible action on items removed from the consent docket.
5. Receive reports from Staff: Police Chief, Fire Chief, City Clerk, City Attorney, Public Works Director, City Engineer, and City Planner. \*\*\*\*\*
6. Final Public Hearing, discussion and possible action on a Use Subject to Review for a medical marijuana dispensary to be located at 7317 N MacArthur. Applicant Elaine Hall. \*\*\*\*\* (Planning Commission recommended Approval by a Unanimous vote)
7. Final Public Hearing, discussion and possible action on a Use Subject to Review for a medical marijuana dispensary to be located at 6017 NW 63<sup>rd</sup>. Applicant Brad Tuter/Beau Bensinger. \*\*\*\*\* (Planning Commission recommended Approval by a Unanimous vote)

8. Receive bids for the purchase of \$12,000,000 Combined Purpose General Obligation Bonds, Series 2019 of the City and vote to award said Bonds to the lowest bidder complying with the Notice of Sale and Instructions to Bidders or to reject all bids.
9.
  - A. Discussion and possible action on an Ordinance providing for the issuance of Combined Purpose General Obligation Bonds, Series 2019 in the sum of \$12,000,000 by the City of Warr Acres, Oklahoma, authorized at an election duly called and held for such purpose; prescribing form of Bonds; providing for registration thereof; designating the registrar for the issue; providing for levy of an annual tax for the payment of principal and interest on the Bonds and fixing other details of the issue; approving the forms of a Continuing Disclosure Agreement and an Official Statement; authorizing executions and actions necessary for the issuance and delivery of the Bonds; and declaring an emergency.
  - B. Approval of the Emergency Clause.
10.
  - A. Discussion and possible action to adopt an Ordinance codifying the Warr Acres Municipal Code as mandated in Section 5-2 of the Warr Acres City Charter
  - B. Approval of the Emergency Clause.
11. Discussion and possible action to adopt a Resolution notifying the public of the codification of the Warr Acres Municipal Code as mandated by State law.
12. **Discussion and possible action on condemnation and/or demolition of a house and out buildings located at 5808 NW 58<sup>th</sup> Street. (this item is being brought back from the February meeting as stated in the motion)**
13. **Discussion and possible action to authorize the Mayor to pursue Requests for Qualifications for Architectural and Engineering services for the conversion of the Community Center into a new City Hall, for a new Public Safety Center (Police and Court), for a new Fire Station, for a new Animal Shelter and/or for Street improvements (Proposition 1 from the 2019 Bond election), including discussion on whether to combine one or more of these projects into a single contract with a service provider. Future Council approval would be required prior to the awarding of any such contracts.**
14. **Discussion and possible action to authorize the Mayor to pursue Requests for Proposals and/or competitive bids for the following Public Improvement / Public Construction projects: the conversion of the Community Center into a new City Hall, the new Public Safety Center (Police and Court), the new Fire Station, the new Animal Shelter and/or the Street improvements which were authorized by Proposition 1 from the 2019 Bond election. Discussion to include whether to utilize At-Risk Construction Management as a delivery method for one or more of these projects and whether to combine one or more of the projects for the purpose of**

Re-Posted at Warr Acres City Hall on May 17, 2019 @ 12:00 p.m.

**requesting such proposals and/or bids. Future Council approval would be required prior to the awarding of any such contracts.**

15. Questions and Comments from Council.

16. 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 10 o'clock a.m. on the 12<sup>th</sup> day of November, 2018 and that a true and correct copy of the Notice of said meeting was posted at the place of said meeting at 3:00 o'clock p.m. on the 16<sup>th</sup> day of May, 2019 all as required by law.

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Pamela McDowell-Ramirez  
City Clerk/Treasurer

Re-Posted at Warr Acres City Hall on May 17, 2019 @ 12:00 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  
MAY 21, 2019  
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 April 16, 2019. \*\*\*\*
  - B. Approve payment of claim in the amount of \$53,959.34 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of April, 2019. \*\*\*\*
  - C. Approval of payment of claims for the Sewer department in the amount of \$5,381.45.
3. Discussion and possible action on items removed from the consent docket.
4. Adjournment.

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Pamela McDowell-Ramirez  
City Clerk/Treasurer

Re-Posted at Warr Acres City Hall on May 17, 2019 @ 12:00 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  
MAY 21, 2019  
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 April 16, 2019 \*\*\*\*
  - B. Approve of the payment of claims in the amount of \$1,320.00.
3. Discussion and possible action on items removed from the consent docket.
4. Discussion and possible action on giving the mayor some direction on TIF on what type of incentives to offer for new companies coming in: IE sales tax rebates or sewer lines.
5. Adjournment.