

**MINUTES**

CITY OF WARR ACRES  
REGULAR CITY COUNCIL MEETING  
TUESDAY,  
MARCH 19, 2019  
6:00 P.M.

1. The meeting was called to order at 6:03 p.m. Declaration of a quorum present was given. The Flag salute was led by Chief Coy and Invocation was given by Mayor Mickley.

**ROLL CALL**

**PRESENT**

Mayor James Mickley  
Vice-Mayor John Knipp  
Councilman Roger Godwin (arrived at 6:25 p.m.)  
Councilman Donnie Ryan  
Councilman Glenn Lipinski  
Councilman Jon Evans  
Councilwoman Kim Allsup  
Councilman Bo Broadwater

**ABSENT**

Councilman Patrick Woolley

**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.

**Moot.**

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 February 19, 2019 and Special meeting Town Hall of February 26, 2019. \*\*\*\*

B.	Approval of Expenditures ****	General Fund	\$ 168,357.22
		CIP Fund	\$ 7,903.83

- C. Approval of Actual Expenditures for February 2019 and Proposed Expenditures for March 2019.
- D. Sales Tax History Report. \*\*\*\*
- E. Approval to surplus Detective David Richardson's badge and declaring it exempt from sale to the general public as a specialized law enforcement equipment not fit for public sale and authorizing the transfer for presentation to his family.
- F. Approval to appropriate a \$20.00 donation to the Fire department budget line donations.
- G. Approval to surplus one Vertex mobile base radio from the fire department that cannot be repaired.

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

**Motion Passed Unanimously.**

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

**Moot.**

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

Ramirez-stated that taxes are down as expected and adjustments were made in the budget anticipating the decrease. If the trend continues, we will still meet the estimate however something needs to be done to bring in more revenue. Councilman Lipinski asked if the dispensaries are bringing in many taxes. Ramirez state that currently it is around \$1000 but those number are from December and January.

Turman-the school signal project is underway on 39<sup>th</sup> and Grove. Big trash in April.

Wallace-concerning the Capps Blvd and NW 63<sup>rd</sup> intersection, ACOG changed the layout of what they were going to fund to more of a sidewalk bicycle trails funding projects and OKC receive about 56% of the funds and Edmond received funding for one project, but the Warr Acres project did not score high enough to qualify for funding.

Long-Town Hall meeting on the Bond issues on March 26<sup>th</sup> and citizens can call and set up tours of the facilities by contacting City Hall.

6. Final Public Hearing, discussion and possible action on a Use Subject to Review concerning a medical marijuana dispensary to be located at 4806 N MacArthur, Applicant: George Patton. \*\*\*\*

Motion by Broadwater, second by Ryan to open the public hearing. Poll vote: Knipp, out during vote; Lipinski, yea; Ryan, yea; Broadwater, yea; Evans, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

The applicant was present and said they are ready to go, they have put in a very good security system with cameras, they have made this a top priority.

Motion by Broadwater, second by Ryan to close the public hearing. Poll vote: Knipp, abstain; Lipinski, yea; Ryan, yea; Broadwater, yea; Evans, yea; Allsup, yea; and Mickley, yea.

**Motion Passed.**

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

**Motion Passed.**

7. Final Public Hearing, discussion and possible action on a Subdivision Approval (Preliminary Plat) 19.64.080. Crafton Tull/Meek Construction are developing a new subdivision (Cherokee Crossing 5).

**This Item was continued at the Planning Commission to the April meeting so this item needs to be continued to the April Council meeting.**

Motion by Knipp, second by Ryan to continue this item to the April meeting. Poll vote: Knipp, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Evans, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

8. Public hearing for Kenneth L. Daley regarding Notice of Violation dated March 1, 2019 Case #2019-00370 on property located at 5701 N MacArthur Blvd. \*\*\*\*

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

**Motion Passed Unanimously.**

Clerk Ramirez stated that she had not contacted Mr. Daley to let him know of the hearing and she was not sure if Cheryl had or not. No one ever request a hearing and she never thought about needing to let him know until now. She apologized for the mistake.

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

**Motion Passed Unanimously.**

Motion by Knipp, second by Broadwater to continue the hearing to the April 16<sup>th</sup> meeting. Poll vote: Knipp, yea; Lipinski, yea; Ryan, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

9. Discussion and possible action on condemnation of a house located at 5933 NW 62<sup>nd</sup> Street. \*Turman\* \*\*\*\*\*

PWD Turman stated the city received a public complaint so they went to check it out and it was bad. The power is disconnected, approximately 30% of the eaves are rotted out, back door was unlocked they pushed it open to discover about 6 inches of feces covering the floor.

Motion by Broadwater, second by Evans to condemn the house located at 5933 NW 62<sup>nd</sup> street and allow the Mayor to work with them to get it taken care of. Poll vote: Knipp, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Evans, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

10. Discussion and possible action on condemnation of a buildings located at 4614 N MacArthur Blvd. \*Turman\* \*\*\*\*\*

PWD Turman stated that this building has been an issue for years now. The city has had to go and secure it many times. There have been homeless people staying inside. Mr. McGinnis did not attend, but he sent a young man that works for him named Bradley Layman who told the council that Mr. McGinnis had other obligations. He stated the received a letter in March stating the building would be discussed at this meeting to be condemned and he stated that the building is not dilapidated. He said they have put \$76,000 of work into the building since July 2018. Mayor Mickley stated that he has offered to work with the owner on numerous occasions. Mr. Layman stated that they had hired a roofer. He was asked if the roofer was licensed with the city and had a permit, he stated he was sure he was. Councilman Broadwater asked what they had spent \$76,000 on, he was told labor, home depot and dumpster fees. Attorney Love asked when the building was last occupied and Mr. Layman did not know the answer. He was asked what progress could they show the council by the next meeting to show good faith, he didn't know. Councilman Evans stated that if they could get, he roof done and put windows and doors that would show good faith that they were trying to get the building occupied. Mr. Layman stated that they had a couple of tenants interested but could not

tell who they were. Councilman Lipinski stated that a dumpster just sitting on the property not getting dumped was not progress. Attorney Love stated that it had been 20 days since the notice was given and nothing had been done, that most people that receive notices rush to try and get some work accomplished before they have to come to a meeting. Councilman Broadwater stated that it was good that Mr. McGinnis had sent Mr. Layman, however, he is unable to answer their questions. Councilman Godwin thanked him for being there. Councilman Lipinski stated that the owner knew they were going to discuss condemning the building and Mr. Layman stated yes, he did.

Motion by Knipp, second by Broadwater to condemn the building located at 4614 N MacArthur Blvd and have the Mayor work with the owner to get it resolved. Poll vote: Knipp, yea; Godwin, nay; Lipinski, yea; Ryan, yea; Broadwater, yea; Evans, yea; Allsup, yea; and Mickley, yea.

**Motion Passed.**

11. Discussion and possible action on a contract for service/tech support with Crossmatch for the fingerprint system. \*Patty\* \*\*\*\*\*

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

**Motion Passed Unanimously.**

12. Discussion and possible action on authorizing the Chief to purchase (2) 2016 Ford Interceptor SUV's and (1) 2015 Ford Interceptor SUV from the Kansas Highway Patrol cost of \$65,750 and to come from the Police budget line item Safety Equipment. \*Patty\*

Chief Patty stated they were going to wait until next year but they will be harder to get then so going ahead and getting now and will not need any next year.

Motion by Godwin, second by Knipp to authorize the Chief to purchase the used units. Poll vote: Knipp, yea; Godwin, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Evans, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

13. Discussion and possible action on approval of the 2018 Audit Engagement letter with Arledge & Associates, P.C. for the FY 2018 audit. \*\*\*\*\*

Motion by Ryan, second by Knipp to approve the audit engagement letter. Poll vote: Knipp, yea; Godwin, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Evans, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

14. Discussion and possible action on a request from Dennis Leroy Robertson for an extension of full paid benefits for additional 6 months as provided by State Statute 11 O.S.§49-111 Temporary Sickness or Disability. \*\*\*\*\*

Motion by Knipp, second by Allsup to approve the six month extension. Poll vote: Knipp, yea; Godwin, yea; Lipinski, yea; Ryan, yea; Broadwater, yea; Evans, yea; Allsup, yea; and Mickley, yea.

**Motion Passed Unanimously.**

15. Discussion and possible action on a resolution of support for the transfer of the Northwest Expressway right of way from the Oklahoma Department of Transportation to the City of Oklahoma City including identifying what maintenance functions are being retained by Warr Acres and what functions are being transferred to Oklahoma City.

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

**Motion Passed Unanimously.**

16. Questions and Comments from Council.

Lipinski-everyone go out and vote on April 2<sup>nd</sup> not telling you how to vote just asking everyone to go vote.

Knipp-everyone go vote April 2<sup>nd</sup>.

Mickley-thanks for everyone and taking time to take care of the city, thanks to Chief's, Mike and Pam. Town Hall meeting March 26<sup>th</sup> and vote on April 2<sup>nd</sup>.

17. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 6:56 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer

**MINUTES**

**CITY OF WARR ACRES  
PUBLIC WORKS AUTHORITY MEETING  
TUESDAY  
MARCH 19, 2019  
6:00 p.m.**

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

1. The meeting was called to order at 6:56 p.m. Declaration of a quorum present was given.

**ROLL CALL**

**PRESENT**

Chairman James Mickley  
Vice-Chairman John Knipp  
Trustee Roger Godwin  
Trustee Bo Broadwater  
Trustee Kim Allsup  
Trustee Jon Evans  
Trustee Glenn Lipinski  
Trustee Donnie Ryan

**ABSENT**

Trustee Patrick Woolley

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 February 19, 2019. \*\*\*\*
  - B. Approve payment of claim in the amount of \$54,401.65 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of February, 2019. \*\*\*\*
  - C. Approval of payment of claims for the Sewer department in the amount of \$2,820.26.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 6:57 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer



**MINUTES**

**CITY OF WARR ACRES  
SPECIAL  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
TUESDAY  
MARCH 19, 2019  
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 6:57 p.m. Declaration of a quorum present was given.

**ROLL CALL**

**PRESENT**

Chairman James Mickley  
Vice-Chairman John Knipp  
Trustee Roger Godwin  
Trustee Bo Broadwater  
Trustee Kim Allsup  
Trustee Jon Evans  
Trustee Glenn Lipinski  
Trustee Donnie Ryan

**ABSENT**

Trustee Patrick Woolley

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 February 19, 2019 \*\*\*\*\*

B. Approve of the payment of claims in the amount of \$3,979.50.

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

**Motion Passed.**

The meeting was adjourned at 6:59 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer