

MINUTES

CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
TUESDAY,
MAY 21, 2019
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 Mickley.

ROLL CALL

PRESENT

ABSENT

Mayor James Mickley
Vice-Mayor John Knipp
Councilman Roger Godwin (arrived at 6:37 p.m.)
Councilman Glenn Lipinski
Councilman Donnie Ryan (arrived at 7:19 p.m.)
Councilman Jon Evans
Councilwoman Kim Allsup
Councilman Bo Broadwater
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

Item 8 and 9 were heard before item 2.

The Mayor recessed the Council meeting to enter into the Economic Development meeting.

The council returned from recess at 6:30 p.m.

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 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.

Motion by Broadwater, second by Knipp to approve the consent docket. Poll vote: Knipp, yea; Lipinski, yea; Broadwater, yea; Woolley, 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. ****

Patty-thanks to the public works for getting all the barricades out during the flooding.

Coy-May 10th installed dozens of smoke alarms in homes throughout the city.

Turman-lots of flooding, sewer overflows, pot holes being patched please be patient.

Long-each received a handout on planning for growth in suburban cities and growth patterns.

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)

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

Motion Passed Unanimously.

Councilman Godwin arrived at 6:37 p.m.

This is located behind the strip mall that has Tropical Smoothie. The applicant was present to answer questions.

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

Motion Passed Unanimously.

Motion by Broadwater, second by Allsup to approve the Use Subject to Review. Poll vote: Godwin, abstain; Knipp, nay; Lipinski, yea; Broadwater, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed.

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 63rd. Applicant Brad Tuter/Beau Bensinger. **** (Planning Commission recommended Approval by a Unanimous vote)

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

Motion Passed Unanimously.

The applicants were present to answer questions. Attorney Love reminded the council that they are approving the use not the applicant.

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

Motion Passed Unanimously.

Councilman Knipp stated that did not think was a good location since right by apartments that have lots of problems. If the law changes that this type of business has to be a certain distance from a school property what happens to their license? Attorney Love stated that they would only be able to continue through the end of the license time. Councilman Broadwater asked if they can't say no to these why do they have to approve them. Attorney Love state it was the use they were approving not the applicant.

Motion by Broadwater, second by Allsup to approve the Use Subject to Review. Poll vote: Godwin, abstain; Knipp, nay; Lipinski, yea; Broadwater, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed.

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.

Ben Oglesby told the council that the city had received a very good bond rating of AA- and that the city had perfect timing on the sale of the bonds because interest rates were very good. There were three bids and the rates were BOK 2.71%, Robert Baird & Co. Inc at 2.74% and Hutchinson, Shockey, Enley & Co. at 2.85%. The recommendation is to accept the BOK bid with the bond interest rate of 2.71%

Motion by Broadwater, second by Knipp to receive the bids and award the sale to BOK. Poll vote: Knipp, yea; Lipinski, yea; Broadwater, yea; Woolley, nay; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed.

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.

Motion by Broadwater, second by Knipp to approve the Ordinance providing for the issuance of bonds and approval of forms. Poll vote: Knipp, yea; Lipinski, yea; Broadwater, yea; Woolley, nay; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed.

- B. Approval of the Emergency Clause.

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

Motion Passed.

Item 10 was heard after item 7.

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

Codes are to re-codified every 10 years.

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

Motion Passed Unanimously.

- B. Approval of the Emergency Clause.

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

Motion Passed Unanimously.

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.

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

Motion Passed Unanimously.

12. Discussion and possible action on condemnation and/or demolition of a house and out buildings located at 5808 NW 58th Street. (this item is being brought back from the February meeting as stated in the motion)

The owner's attorney Al Hoch addressed the council stating they had gotten a lot of work done. He said they keep going in and cleaning and kids keep breaking in and going through the stuff and the owners have to start again. He requested another 90 days. There was a lengthy discussion on what had and had not be accomplished since February.

Motion by Broadwater, second by Knipp to table the item to the June meeting with an inspection being done, the yard being cleaned up and the tree completely removed. Poll vote: Godwin, nay; Knipp, yea; Lipinski, yea; Broadwater, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed.

Councilman Ryan arrived at 7:19 p.m.

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.

Planner Marc Long stated this item is to authorize the Mayor to request qualifications for Architects and engineers, there are many projects and how does the city want to handle them as individual or all together. Councilman Lipinski asked who would review the qualifications, he was told the council would vote on it. Long state that it might make sense to put the Police and Fire together. The Mayor will have to have council approval on any contracts.

Motion by Knipp, second by Ryan to approve as per the wording of the agenda item. Poll vote: Godwin, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Broadwater, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed Unanimously.

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

This is how Putnam City Schools do things. Councilman Ryan asked if they could divide the item.

Motion by Ryan, second by Godwin 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 requesting such proposals and/or bids. Future Council approval would be required prior to the awarding of any such contracts. Poll vote: Godwin, yea; Knipp, nay; Ryan, yea; Lipinski, nay; Broadwater, nay; Woolley, nay; Evans, nay; Allsup, nay; and Mickley, nay.

Motion Failed.

Motion by Broadwater, second by Knipp to approve as per the wording of the agenda item. Poll vote: Godwin, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Broadwater, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed Unanimously.

15. Questions and Comments from Council.

Broadwater-thanks to police, fire and public works for all the hard work especially through all the flooding issues. The Route 66 Celebration was great.

Woolley-congrats to Brandi on being named detective, glad to see lots of applicants for dispatch. Thanks police, fire and public works.

Allsup-wanted to recognize the scouts in the audience, thanks for coming and hopes they learned a lot.

Mickley-welcome scouts they will be back next month to do the flag salute. Thanks police, fire and public works in dealing with all the flooding. Need to set a TIF committee.

16. Adjournment.

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

Motion Passed.

The meeting was adjourned at 8:18 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

MINUTES

**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. The meeting was called to order at 8:19 p.m. Declaration of a quorum present was given.

ROLL CALL

PRESENT

ABSENT

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

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.

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

Motion Passed Unanimously.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

MINUTES

**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. The meeting was called to order at 6:12 p.m. Declaration of a quorum present was given.

ROLL CALL

PRESENT

Chairman James Mickley
Vice-Chairman John Knipp
Trustee Bo Broadwater
Trustee Patrick Woolley
Trustee Kim Allsup
Trustee Jon Evans
Trustee Glenn Lipinski

ABSENT

Trustee Roger Godwin
Trustee Donnie Ryan

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.

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

Motion Passed.

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

Moot.

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.

Attorney Jeff Sabin addressed the trustees and explained what the next steps were in the TIF program. He explained that the city needs to come up with a TIF policy that will outline certain requirements that developers must meet to qualify for assistance. Limits should be placed on how much assistance will be available, what types of development the city wants to encourage, and a review process for request. This is used as an internal guide as well as a marketing tool. This policy will outline the review process for assistance request as well as infrastructure projects. A committee needs to be set up to develop the policy. Also, recommended is an advisory committee, allowance of public input and coordination with other city processes. The policy committee should consist of council members, staff, and citizens.

5. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer