

MINUTES

CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
TUESDAY,
SEPTEMBER 17, 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.

ROLL CALL

PRESENT

Vice-Mayor John Knipp
Councilman Roger Godwin
Councilman Patrick Woolley
Councilman Jim Von Thaer
Councilman Jon Evans
Councilwoman Kim Allsup
Councilman Glenn Lipinski

ABSENT

Mayor James Mickley
Councilman Donnie Ryan

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.

Mark Nestlen from Cherokee Crossing told the council that he did a survey of his neighborhood based on the three options the mayor made last month for sanitation services. He handed out the results to the council, and stated that the majority want to outsource the service. They believe it will keep the streets cleaner, with no cans blowing around and no trash all over. He said they also believe the rates should be raised annually as needed. He commended the council on moving forward and getting more information. Councilman Evans asked what the average age of the residents was and he was told the majority are young families.

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 Special meeting of July 29, 2019 and Regular meeting of August 20, 2019. *****
 - B. Approval of Expenditures *****

General Fund	\$ 149,311.14
CIP Fund	\$ 13,914.18
 - C. Approval of Actual Expenditures for August 2019 and Proposed Expenditures for September 2019. *****
 - D. Sales Tax History Report. *****
 - E. Approval to surplus items from the Community Center, partitions for restrooms (X2), Water fountain, double sink vanity top with sinks (X2).

Motion by Woolley, second by Von Thaer to approve the consent docket. Poll vote: Lipinski, yea; Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Knipp, 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. *****

Councilman Woolley asked about the change in the financial report and Ramirez stated that it now showed the true beginning balance from the audit.

6. Final Public Hearing, discussion and possible action on a Use Subject to Review on an Auto sales new or used at 5500 N.W. 39th. St. Business Name: One Car. Applicant Name: E J. Chamhidray. (Planning Commission recommended approval by a unanimous vote)

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

Motion Passed Unanimously.

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

Motion Passed Unanimously.

The property is already zoned for a car lot. He will close some of the drive and put railing along the alley.

Motion by Evans, second by Woolley to approve the Use Subject to Review for Auto sales lot with a 3 foot tall pipe railing along the alley and to close all but one drive into the property. Poll vote: Godwin, yea; Lipinski, yea; Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Knipp, yea.

Motion Passed Unanimously.

7. Final Public Hearing, discussion and possible action on a Use Subject to Review on a medical marijuana dispensary located at 6017 NW 63st. Business Name: Highley Green LLC Applicant Name: Abelardo Osorio. (This item was moot because a Use Subject to Review was approved for this address in May)

This item was moot since it was already approved back in May.

8. Final Public Hearing, discussion and possible action on a Use Subject to Review on a medical marijuana dispensary located at 4417 N. Meridian Ave. Business Name: Mary Jane Lane. Applicant Name: Yasir Ansar. (Planning Commission recommended approval by a unanimous vote)

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

Motion Passed Unanimously.

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

Motion Passed Unanimously.

He will be selling Medical Marijuana and CBD. He was asked if money will be kept separated and if it would be kept in a safe. The applicant stated that he just had a security system put in and yes would be in a safe. People will have to be buzzed in. The applicant does own the property. Planner Long stated there will be a lot of site work to be done.

Motion by Allsup, second by Woolley to approve the Use Subject to Review for a medical marijuana dispensary. Poll vote: Godwin, abstain; Lipinski, yea; Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Knipp, nay.

Motion Passed Unanimously.

9. Final Public Hearing, discussion and possible action on a Use Subject to Review on a medical marijuana dispensary located at 5806 NW 63rd. St. Business Name: 420. Applicant Name: Ken Mills. (Planning Commission recommended approval by a unanimous vote)

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

Motion Passed Unanimously.

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

Motion Passed Unanimously.

The applicant was asked if he was between the Barber shop and the Salon and he stated he was and he was also asked if he already had signs on the windows and he does.

Motion by Woolley, second by Allsup to approve the Use Subject to Review for a medical marijuana dispensary. Poll vote: Godwin, abstain; Lipinski, yea; Von Thaeer, abstain; Woolley, yea; Evans, yea; Allsup, yea; and Knipp, nay.

Motion Passed.

10. Discussion and possible action on condemnation and/or demolition of a house located at 5309 NW 47th Street. *****

Councilman Godwin is trying to help this person out and see about getting them more money to get it fixed. The owner stated he lives in Blanchard and has been hurt and unable to do anything. PWD Turman stated the front has been cleaned up but that the back is full of debris and an extreme hazard to Fire and Police. Councilman Evans asked how it got so bad and why he is just now trying to clean it up and do something with it. He kept saying that he had been hurt and that he was a hoarder and the city told him to clean it. He claimed he was talking to two structural engineers. Councilman Evans stated that a structural engineer could come out look at it and within a couple days provide a report it does not take a long time. PWD Turman stated that it meets all criteria to be condemned and he would not want to live next to it. There was a lengthy conversation on this property.

Motion by Evans, second by Von Thaeer to table this item to the October meeting. Poll vote: Godwin, abstain; Lipinski, yea; Von Thaeer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Knipp, yea.

Motion Passed Unanimously.

11. Discussion and possible action on authorizing Chief Patty to hire a crossing guard at a rate of \$10 per hour, and 4 hours a day. *Patty*

Chief Patty stated that one of the dispatchers had been doing the crossing guard duties but she has gone back to school and can no longer cover it. In the afternoon an officer is there to cover. Would save a lot of money if could hire someone.

Motion by Lipinski, second by Von Thayer to authorize the Chief to hire a crossing guard. Poll vote: Godwin, yea; Lipinski, yea; Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Knipp, yea.

Motion Passed Unanimously.

12. Discussion and possible action to allow the Code Enforcement Officer to have the authority to help the PD to address code violations in the front of a home or business. *Ryan/Patty*

Barbara Harris stated that this item was not really worded they way they wanted so asked if an item could be put on the October agenda.

Items 13 and 14 were heard before item 7.

13. Discussion and possible action on a contract with Cox Business for the phone service at the Public Works yard. ****
14. Discussion and possible action on a contract with Cox Business for the phone service at the City Hall/Fire/Police complex. *****

Officer Goodman was present so items 13 and 14 were taken together since he could answer questions. He told the council that Cox is replacing the old system and will do a lot of work at no charge to us if we renew the contract. They will provide all cabling and phone for the Public Works yard and this will also supply the yard with internet. The monthly fee for service at the City Hall/Fire/Police complex will go up \$2 a month per line.

Motion by Woolley, second by Von Thayer to approve the two contracts with Cox Business. Poll vote: Godwin, yea; Lipinski, yea; Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Knipp, yea.

Motion Passed Unanimously.

Item 15 was heard before item 5.

15. Discussion and possible vote to enter into executive session to discuss the status of negotiations between the City of Warr Acres and the FOP Lodge #145 and IAFF Local #2374 for FY 2020 as authorized under 25 O.S. Supp. 307 (B) (2), discussing negotiations concerning employees and representatives of employee groups. *McMorrow-Love*

Motion by Allsup, second by Woolley to enter into executive session with both Chief to stay. Poll vote: Lipinski, yea; Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Knipp, yea.

Motion Passed Unanimously.

The council entered into executive session at 6:13 p.m.

The council returned to open session at 6:40 p.m. With no action taken.

16. Questions and Comments from Council.

Councilman Godwin stated that he would be gone and miss the October meeting.

Councilwoman Allsup said that she really appreciated the Officer that helped her daughter. She just started driving and did not know how to turn on the headlights. One of the Officers pulled her over and proceeded to show her how to turn them on and did not give her a ticket.

Vice-Mayor Knipp read Mayor Mickley's comments: he was sorry missing the meeting he was at the OML conference in Tulsa, congrats to Master Patrol Officer Grisham for 5 years of service, the vote on the sanitation rates is on hold until a survey can be sent out to the residents. The Facebook poll had 23 votes for keep things the same, 15 votes to outsource commercial but keep residential and 75 votes to outsource everything. There was no way to know if someone voted more than once or if more than one person in a household voted. Warr Acres has been working with OKC, Yukon and Bethany for a Route 66 coalition. Warr Acres, Bethany and Yukon have decided to go it on their own and got more accomplished in a one-hour meeting than in all the meetings with OKC over the last two years. In two years, it will be the 100th anniversary of Route 66 and they want to promote it worldwide.

17. Adjournment.

Motion by Allsup, second by Von Thaer to adjourn. Poll vote: Godwin, yea; Lipinski, yea; Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Knipp, yea.

Motion Passed Unanimously.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

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
SEPTEMBER 17, 2019
6:00 p.m.

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

1. The meeting was called to order at 7:52 p.m. Declaration of a quorum present was given.

ROLL CALL

PRESENT

Vice-Chairman John Knipp
Trustee Roger Godwin
Trustee Patrick Woolley
Trustee Jim Von Thaer
Trustee Jon Evans
Trustee Kim Allsup
Trustee Glenn Lipinski

ABSENT

Chairman James Mickley
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 August 20, 2019. ****
 - B. Approve payment of claim in the amount of \$57,765.92 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of August, 2019. ****
 - C. Approval of payment of claims for the Sewer department in the amount of \$11,606.73.

Motion by Woolley, second by Allsup to approve the consent docket. Poll vote: Godwin, yea; Lipinski, yea; Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Knipp, yea.

Motion Passed Unanimously.

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

Moot.

4. Adjournment.

Motion by Woolley, second by Godwin to adjourn. Poll vote: Godwin, yea; Lipinski, yea; Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Knipp, yea.

Motion Passed Unanimously.

The meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer