

MINUTES

CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
TUESDAY,
JANUARY 21, 2020
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 Invocation was given by Mayor Mickley.

ROLL CALL

PRESENT

ABSENT

Mayor James Mickley
Vice-Mayor John Knipp
Councilman Roger Godwin
Councilman Patrick Woolley
Councilman Jim Von Thaer
Councilman Jon Evans
Councilwoman Kim Allsup
Councilman Glenn Lipinski
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
Troy Rhodes, Project Architect

2. Call to the Public.

Moot.

3. CONSENT DOCKET: (individual items may be deleted from the consent docket for discussion and action under #5.)

A. Approval of the minutes from the Regular meeting of December 17, 2019 and Special meetings of November 25, 2019 and December 9, 2019. ****

B. Approval of Expenditures 2019 **** General Fund \$ 58,870.41

CIP Fund \$ 7,125.00
Sewer Line \$ 22,335.02

Approval of Expenditures 2020 *****
General Fund \$ 96,923.18
2019 GO Bond \$ 81,499.29
CIP Fund \$ 10,820.49
Sewer Line \$ 41,103.26

- C. Approval of Actual Expenditures for December 2019 and Proposed Expenditures for January 2020. *****
- D. Sales Tax History Report. *****
- E. Approval to surplus one 2010 Ford Crown Vic Police Interceptor VIN#2FABP7BVXAX122265.

Councilman Woolley asked for A to be pulled.

Motion by Woolley, second by Godwin to approve B, C, D and E of the consent docket. Poll vote: Lipinski, yea; Ryan, yea; Knipp, yea; Godwin, yea; Von Thaer, 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.

Item A.

Councilman Woolley realize that item A included three sets of minutes and not just two that he first thought so then made a motion to approve.

Motion by Woolley, second by Godwin to approve item A. Poll vote: Lipinski, yea; Ryan, yea; Knipp, yea; Godwin, yea; Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed Unanimously.

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

Chief Patty-said that last week former Police Chief Bobby Barnes passed away he was Chief from 1957-1960.

Chief Coy-Bethany has changed they way they respond to the Nursing Home calls and it has really cut back on runs so he will be looking at how we do it. Councilman Woolley stated that he thought it said a lot about the quality of our Fire Department with the ISO

rating the same of the last few years and that our Chief's have each been named Presidents of the Metro Associations.

Architect Rhodes-presented preliminary exterior drawings and floor plans and how each would be laid out on the properties for the Police, Fire and Animal Control facilities. He talked about the meetings he had with both Chief as to needs and wants and these are the first drawings. They will meet again to make changes. The talked about the fact that City Hall/Chambers project was 99% complete and there are items on the agenda to approve designs for IT, AV, Access Control and Security that will all need to be done and then worked into the plans and changes if needed will be done. The next item on the agenda is to hire a Construction Manager and he asked to move to that item so he could explain the next steps in the process for the City Hall/Chamber project.

6. Discussion and possible action on a recommendation by the Construction Management Selection Committee to contract with Lingo Construction Services to provide Construction Management services for the three Bond building projects as well as the CIP City Hall/Chamber project. ****

Troy Rhodes told the council that there were request for qualifications sent out, 5 companies responded, the selection committee reviewed and scored the companies and there were 2 that were way above the other 3 so those two companies were interviewed. There was much discussion on the 2 companies and a decision was made to recommend Lingo to the council to provide Construction Management services for all the Bond building projects as well as the City Hall project. Lingo was the only company that took the time to go to each of the sites beforehand. Mr. Stan Lingo addressed the council stating they have repeat clients for new projects and that this is the best way to show others they are a good business to work with. Councilman Woolley asked what they had done in the area. Mr. Lingo stated that they are working on the Capps Middle School, they have done several jobs for Dr. Evans, one of them is the Dental office on NW Expressway, several projects for Bethany Public Schools and Southern Nazarene University. He said they will take the plans from Mr. Rhodes analysis them and prepare a budget, then a review of where they are and where they need to be as far as the city's budgets will be done, if needed they will make adjustments and revise the budget numbers. Then after the budget is finalized, they will bid out the sub-contractor jobs, open, review and give details as to why each contractor was recommend if they were not the lowest bidder. Lingo does not get paid until construction of each area is complete, he gave an example of the slab getting poured then they will be submitting for their payment when it is completed. They will provide backup documentation for all cost. They will also put together a schedule for the work to be accomplished. He told the council that the team is already together and that he and JP Craig are the pre-construction team and that JP was chosen because he has architectural back ground as well as construction. John Schaffner is the project manager and is currently the manager for the Capps Middle School and Frank Falsarella is the superintendent for the Warr Acres projects. He said that since the City Hall and Animal Control will be going around the same time, they may bid some of the things together for both projects to see if can get a better deal, since the Animal Control project is so small.

Motion by Woolley, second by Ryan to approve the contract with Lingo for Construction Management services for all Bond building projects and City Hall. Poll vote: Lipinski, yea; Ryan, yea; Knipp, yea; Godwin, yea; Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed Unanimously.

7. Discussion and possible action on a contract with Pinnacle Consulting Management Group for property acquisition services related to the South MacArthur Project. ****

Aaron with Pinnacle was present to answer questions. He told the council that Pinnacle had worked with the city on the 50th and MacArthur project also. He stated there are 25 temporary, 20 permanent right-of-way's and there are 33 different owners. He is working closely with Craig since the project is set for letting in September, they will need to get all the right-of-way's taken care of by April. He said that all State, Federal and Local rules will be followed.

Motion by Ryan, second by Godwin to approve the contract with Pinnacle. Poll vote: Lipinski, yea; Ryan, yea; Knipp, yea; Godwin, yea; Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed Unanimously.

8. Discussion and possible action on a contract with United Systems for the design and install of the Information Technologies for the new City Hall/Council Chambers. (will be sent out separately.)
9. Discussion and possible action on a contract with United Systems for the design of the Audio/Video system for the new City Hall/Council Chambers. (will be sent out separately.)
10. Discussion and possible action on a contract with Security Solutions for the design and install of the Intrusion/Security Alarm Systems for the new City Hall/Council Chambers. (will be sent out separately.)
11. Discussion and possible action on a contract with Security Solutions for the design and install of the Electronic access Control System for the new City Hall/Council Chambers. (will be sent out separately.)

Items 8, 9, 10 and 11 were all voted on together.

Mr. Myers with United Systems and Mr. Dillard with Security Systems were both present to answer any questions. Troy Rhodes explained that there are 6 systems that will need to be designed for the building, Fire Suppression, Lighting, IT, Access Control, Intrusion/Security and A/V. He will be doing the Fire and Lighting but these two

companies will handle the others. He stated that the plans are 99% complete what he needs to finish them is these other system designs.

Motion by Knipp, second by Ryan to accept the contracts for Design only. Poll vote: Lipinski, yea; Ryan, yea; Knipp, yea; Godwin, yea; Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed Unanimously.

12. Discussion and possible action to authorize PWD Turman to purchase a Rear-end load Garbage truck. *Woolley* ****

Motion by Knipp, second by Godwin to table this item to the March Regular meeting. Poll vote: Lipinski, yea; Knipp, yea; Godwin, yea; Von Thayer, yea; Woolley, nay; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed.

13. Discussion and possible action to authorize Chief Patty to purchase (1) used 2015 Ford Police Interceptor SUV in the amount of \$21,250, monies to come from the Police department account Safety Equipment (Impound Fees) budget and to purchase (3) used 2016 Ford Police Interceptor SUV's in the amount of \$66,750. Monies to come from CIP as per the 2020 budget. All vehicles to be purchased from the Kansas Highway Patrol. *Patty*

Motion by Godwin, second by Von Thayer to authorize the Chief to purchase the cars. Poll vote: Lipinski, yea; Knipp, yea; Godwin, yea; Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed Unanimously.

14. Questions and Comments from Council.

Evans-wanted to know if there was an update on the building at 46th and MacArthur. Said not all the windows were installed. Mayor Mickley stated the last he heard that they were looking for tenants and had upgrade as much as they could for now.

Allsup-she was very upset about all the negative things being posted on the Nextdoor media site by people that do not call and find out the correct information. She asked the public to call and find out about things and not believe everything they see posted. She asked the public to get involved in the city.

Lipinski-the last month has been an eye-opening experience with the postings and he has tried to clarify facts that are not correct. He stated that he has defended city staff that have had ugly things said about them. He also said the he looked up properties in county records that were similar to his but were located in OKC to see how the taxes compared. He said that they were pretty much the same and sometimes this is what it takes to run a city.

Godwin-first rule of social media is Do Not Read It. As far as the \$7 increase in the Sanitation rate the council had to do what needed to be done to keep the city running. Congrats to Chief Coy and Chief Mahaffey.

Knipp-stated he didn't think most people do surveys and they like the service they get and the \$7 wasn't that big of a deal. He said the people voted to approve the bonds, the city asked them and they approved it. Congratulation to Chief Coy and Chief Mahaffey on their appointments as Presidents of the Metro Chief's Association and Metro Area Fire Instructors Association.

Mickley-appreciates everyone voting for the contractors. He said it is very exciting time for Warr Acres. He also stated that he hoped would be able to give them some good news in relation to Economic Development soon.

15. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

MINUTES

**CITY OF WARR ACRES
PUBLIC WORKS AUTHORITY MEETING
TUESDAY
JANUARY 21, 2020
6:00 p.m.**

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

1. The meeting was called to order at 7:46 p.m. Declaration of a quorum present was given.

ROLL CALL

PRESENT

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

ABSENT

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 December 17, 2019. ****
 - B. Approve payment of claim in the amount of \$56,606.22 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of December, 2019. ****
 - C. Approval of payment of claims 2019 for the Sewer department in the amount of \$1,206.46.
 - D. Approval of payment of claims 2020 for the Sewer department in the amount of \$4,327.42.

Motion by Woolley, second by Knipp to approve A, B, C and D of the consent docket.
Poll vote: Lipinski, yea; Knipp, yea; Godwin, yea; Von Thaer, 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. Discussion and possible action on naming John Knipp to serve on the Bethany/Warr Acres Public Works Authority for 2020.

Motion by Godwin, second by Allsup to appoint John Knipp to serve on the Bethany/Warr Acres Public Works Authority. Poll vote: Lipinski, yea; Knipp, yea; Godwin, yea; Von Thae, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed Unanimously.

5. Discussion and possible action on authorizing the PWD to purchase a Ram 2500 4X4 Crew Cab Pickup from State Contract SW035. ****

Motion by Woolley, second by Knipp to authorize the PWD to purchase a truck for the Sewer department. Poll vote: Lipinski, yea; Knipp, yea; Godwin, yea; Von Thae, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed Unanimously.

6. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer