

MINUTES

CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
TUESDAY,
DECEMBER 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 and the Invocation was given by Mayor Mickley.

ROLL CALL

PRESENT

ABSENT

Mayor James Mickley
Vice-Mayor John Knipp
Councilman Roger Godwin (arrived @ 6:10 p.m.)
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

2. Presentation of a 15-year service pin to Lt. Tish Guthrie.
Tish was unable to attend the meeting.
3. Call to the Public.

Moot.

4. 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 November 19, 2019 and Special meeting of November 7, 2019. ****
- B. Approval of Expenditures ****

General Fund	\$ 114,424.52
2019 GO Bond	\$ 53,920.22
CIP Fund	\$ 19,854.31
- C. Approval of Actual Expenditures for November 2019 and Proposed Expenditures for December 2019. ****
- D. Sales Tax History Report. ****
- E. Approval of Supplemental appropriations of donations to the Fire \$7,500 and Police \$7,500 to each departments line item Donations.

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

Motion Passed Unanimously.

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

Moot.

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

Patty-all officers have now been trained on the use of Narcan to save lives.

Turman-the line near Hertz is not finished and the back fill and concrete work are being done.

Wallace-ACOG applications are due this week and the app for the 63rd intersection for the school will be submitted.

- 7. Discussion and possible action on an amendment to the City Hall/Council Chambers contract with Troy Rhodes and Company, and update on all projects. ****

Mr. Rhodes explained that the amendment to the project had to do with additions to the scope of the project for the Chamber/Training area to be designated as an Emergency Operations Center, it had to meet certain addition requirements for the structure and since glass will be kept in areas of the building then addition of fire sprinklers are required, access control and will need to replace the ceiling. Also, not knowing in the beginning about the size or how much of the building the generator would cover requires more engineering. Councilman Woolley asked how much the cost was going to go up for the

construction and Mr. Rhodes state he did not know yet until the city hires a Construction Manager to go over and supply a budget.

Motion by Ryan, second by Godwin to approve the amendment. Poll vote: Godwin, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; and Mickley, yea.

Motion Passed Unanimously.

Mr. Rhodes gave an update on all the projects

8. Final Public Hearing, discussion and possible action to amend the PUD for Phase 4 Cherokee Crossing. (This item is to adjust the side setback requirements and to allow for the reduction of six lot sizes.) **** (Planning Commission split this item up and recommended approval of the 5ft side setback by a 3-2 vote, with one member absent. However, they made no recommendation on the reduction to the lot sizes but voted to forward it back to the City Council for the Council to decide by a 4-1 vote, with one member absent.)

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

Motion Passed Unanimously.

The Planning Commission took this as two items the first being the 5ft side setback and the second being the lot size. The setback they recommended approval the size of the lots they did not make a recommendation. They took several votes and could not come to an agreement so they said the council should decide. Chairman Wehba stated that it would do not good to sent it back to the Planning Commission because none of them would change their minds. There was a very lengthy discussion about the votes that took place and when the three lots that were changed in size were changed and many other issues.

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

Motion Passed Unanimously.

The issue was raised as to water run off with the smaller setbacks and they were told the drainage was adequate for run off. The 5 ft setback will allow for houses to have 3 car garages. Councilman Evans stated that other phases of Cherokee Crossing had much smaller lots.

Councilwoman Allsup left the meeting.

Motion by Knipp, second by Lipinski to reject the amended PUD for Phase 4 Cherokee Crossing. Poll vote: Godwin, abstain; Knipp, yea; Ryan, nay; Lipinski, yea; Von Thaer, nay; Woolley, nay; Evans, nay; and Mickley, nay.

Motion Failed.

Motion by Evans, second by Woolley to approve the amended PUD for Phase 4 Cherokee Crossing. Poll vote: Godwin, abstain; Knipp, nay; Ryan, yea; Lipinski, nay; Von Thaer, yea; Woolley, yea; Evans, yea; and Mickley, yea.

Motion Passed.

9. Final Public Hearing, discussion and possible action on a Use Subject to Review on a medical marijuana dispensary located at 3933 N. MacArthur Blvd. Business Name: American Cannabis Company. Applicant Name: Chris Beatie. **** (Planning Commission recommended approval by a unanimous vote, with one member absent)

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

Motion Passed Unanimously.

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

Motion Passed Unanimously.

The owner was present and stated that he has a couple of other dispensaries as well as processing facilities. The first of those was opened 4 ½ months ago.

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

Motion Passed Unanimously.

10. Discussion and possible action on a presentation of a storm water permit program and possibly making improvements to the storm water management practices. *Long & Turman*

City Planner Long this year working with Mike they were able to negotiate the MS4 Stormwater permit. It has taken about 6 years to get that up to date and accomplished. The city is required to give an update every so often of what the city is doing to try and

reduce the discharge of pollutants into the system. Mike does numerous things throughout the year to document procedures, street sweeping, maintaining records of chemicals and other things in order to meet the requirements of the Stormwater program. There are audits that are performed by DEQ to make sure everything is being done.

11. Discussion and possible action on an agreement with SLRS for Sign Language Services. *****

The Mayor explained that in February the Municipal Court clerk will need to use these services. Attorney Love stated they have used them once at The Village.

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

Motion Passed Unanimously.

12. Discussion and possible action on a contract with Smith Roberts Baldischwiler, LLC. for City Engineering services for 2020, to include Planner services. *****

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

Motion Passed Unanimously.

13. Discussion and possible action to approve the EMS contract with Samaritan for 2020. *****

The Chief was asked if they were happy with Samaritan's services and he stated that they are. The Mayor stated that the city may be looking at a .50 cent per month increase in the fee since the contract is going up.

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

Motion Passed Unanimously.

14. Discussion and possible action on an engagement agreement for Crawford and Associates for financial consulting and reporting for 2020. *****

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

Motion Passed Unanimously.

15. Discussion and possible action on a contract with Steven Barker for Asst. City Attorney/City Prosecutor services for 2020. ****

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

Motion Passed Unanimously.

16. Discussion and possible action on a contract with Beverly Palmer for Alternate Judge services for 2020. ****

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

Motion Passed Unanimously.

17. Discussion and possible action on a contract with Nathan Luke Simms for Asst. City Attorney/City Prosecutor/Interim Judge services for 2020. ****

Motion by Woolley, second by Knipp to approve the contract with Nathan Luke Simms. Poll vote: Godwin, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Von Thayer, yea; Woolley, yea; Evans, yea; and Mickley, yea.

Motion Passed Unanimously.

18. Discussion and possible action on a Contract with Matthew Love for City Attorney services for 2020. ****

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

Motion Passed Unanimously.

19. Discussion and possible action on Resolution #544 requesting that the FY 2016-2017 Loss Fund with OMAG be applied to our Escrow account for the Workers' Compensation policy premium. ****

Motion by Knipp, second by Von Thayer to approve Resolution #544. Poll vote: Godwin, abstain; Knipp, yea; Ryan, yea; Lipinski, yea; Von Thayer, yea; Woolley, yea; Evans, yea; and Mickley, yea.

Motion Passed.

20. Questions and Comments from Council.

Lipinski-Merry Christmas, Happy Hanukah or whatever you celebrate and hope everyone has a prosperous New Year.

Ryan-Merry Christmas and Happy New Year and wanted to publicly thank Smicklas Chevrolet for the donations to the Police and Fire Departments.

Godwin-Merry Christmas and Happy New Year and thanks to the staff and Police and Fire for protecting the city and to the Public Works guys.

Knipp-Happy Holidays

Von Thaer-Merry Christmas

Woolley-Citizens, staff, and council a very Merry Christmas and thanks to the council for serving the city thanks to the trashy friends.

Evans-ditto what Councilman Woolley said.

Mickley-Merry Christmas to the council appreciates all they work they have done and we got a lot accomplished this year. Merry Christmas to all the Department heads, Pam for keeping the city running and keeping me out of trouble, Mike for keeping the Sanitation, Streets and Sewer departments going, no one cares until they toilet doesn't flush and then they are calling or there are pot holes, your job is sometimes overlooked but it is very appreciated thank you. Thank you to both the Chiefs for keeping everyone safe it is greatly appreciated. Thanks to Bob and Barry and the Planning Commission. Wish everyone a very Merry Christmas.

21. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

MINUTES

**CITY OF WARR ACRES
PUBLIC WORKS AUTHORITY MEETING
TUESDAY
DECEMBER 17, 2019
6:00 p.m.**

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

1. The meeting was called to order at 7:32 p.m. Declaration of a quorum present was given.

ROLL CALL

PRESENT

Chairman James Mickley
Vice-Chairman John Knipp (returned @ 7:34 p.m.)
Trustee Roger Godwin
Trustee Patrick Woolley
Trustee Jim Von Thaer
Trustee Jon Evans
Trustee Glenn Lipinski
Trustee Donnie Ryan

ABSENT

Trustee Kim Allsup

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 November 19, 2019. ****
 - B. Approve payment of claim in the amount of \$56,119.49 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of November, 2019. ****
 - C. Approval of payment of claims for the Sewer department in the amount of \$2,059.94.

Motion by Godwin, second by Ryan to approve the consent docket. Poll vote: Godwin, yea; Knipp, out during vote; Ryan, yea; Lipinski, yea; Von Thaer, yea; Woolley, yea; Evans, 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 a contract with Hampton, Barghols and Pierce for legal services provided by Johnny Blassingame in connection with delinquent sewer accounts and working with the City of Oklahoma City for FY 2020. ****

Since Mr. Blassingame has worked with the Trust already and he knows the process and the people at OKC we would like to contract with him to help the city go after the delinquent sewer accounts.

Motion by Godwin, second by Ryan to approve the contract with Hampton, Barghols and Pierch for services provided by Johnny Blassingame. Poll vote:

5. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

MINUTES

**CITY OF WARR ACRES
SPECIAL
ECONOMIC DEVELOPMENT AUTHORITY MEETING
TUESDAY
DECEMBER 17, 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 7:35 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 Thær
Trustee Jon Evans
Trustee Glenn Lipinski
Trustee Donnie Ryan

ABSENT

Trustee Kim Allsup

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 November 19, 2019 ****
 - B. Approval of payment of claims in the amount of \$311.58.

Motion by Knipp, second by Ryan to approve the consent docket. Poll vote: Godwin, yea; Knipp, yea; Ryan, yea; Lipinski, yea; Von Thær, yea; Woolley, yea; Evans, 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 an agreement with Retail Strategies to provide Economic Development assistance. ****

Chairman Mickley stated that Retail Strategies has been working very hard and she has signed 3 letters of non-disclosure, hopefully can say something soon.

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

Motion Passed Unanimously.

5. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer