

**MINUTES**

**CITY OF WARR ACRES  
SPECIAL CITY COUNCIL MEETING  
WILL BE REMOTE ONLY  
INCLUDE TELECONFERENCE AND VIDEO CONFERENCE  
THURSDAY  
APRIL 2, 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 Mayor felt like with the current world situation there needed to be an Invocation so he gave one.

**ROLL CALL**

PRESENT via Zoom Audio

ABSENT

Mayor James Mickley  
Vice-Mayor John Knipp  
Councilman Roger Godwin (joined the meeting at 6:57 p.m.)  
Councilman Patrick Woolley  
Councilman Jim Von Thaeer  
Councilman Jon Evans  
Councilwoman Kim Allsup  
Councilman Glenn Lipinski  
Councilman Donnie Ryan

2. Discussion and possible action on approval of the City Hall/Council Chamber plans and Animal Control Facility plans and authorize Lingo to advertise for bids. \*\*\*\* \*Rhodes\*

Mayor Mickley stated that until Lingo got a chance to look at everything and the budget it was not clear what we could do, but after the took the plans it was clear could not afford to do everything so the plans have been scaled back almost to the original plan. Mr. Rhodes went over the plans for the City Hall/Council Chambers and the Animal Control facility. Have made significant changes to City Hall. We got a little ambitious on what we could afford with the budget, functionally we still have everything. There are a few items that we will be bidding as alternates that could not be included in the base bid due to possible cost. A large expansion with a new entry for the Council Chambers had to be scaled back and so now the only expansion is the storm shelter. Modifications have been made to the south parking to meet ADA requirements. The generator is still included but the security fence and gate are now an alternate. Where the Council Chambers had been shown as an expansion to the north it has now all been pushed back

into the existing structure. The biggest change is now there is no entrance into the Council Chamber from outside the entry will be from the main entrance and the front offices have been pushed to the west to make a hall way from the entry to the Chambers. The amount of seating was 130 but was cut back, but is still at 84 so plenty, and maintained the 32 seats for training. Only minor changes to the western portion of the building. One of the alternates is in ceiling design for the Council area. Exterior the addition of the storm shelter, new roof and an add alternate to the facade of the North side of the building. Councilman Woolley had questions, he asked if the restroom in the lobby was a double, he was told that the current restrooms meet what was required but the staff asked for a public restroom in the lobby so it is a unisex restroom. Councilman Woolley stated that Mr. Rhodes had mentioned many time saving cost and that the two different types of ceilings in the Council Chambers, if there is money he feels that since the Chambers is the showcase it needs to have the nicer ceiling. He asked Mr. Rhodes about the budget and if his original \$1.2 million was still holding. Mr. Rhodes stated that right now they are working off of estimates and until the bids come in we won't know exactly but we will then be able to make informed decisions. He also said that they knew right away that changes were needed and that is why some things are now going to be alternates. Mayor Mickley stated that it was looking to be right at the \$1.7 that was set aside. Councilman Woolley stated that he would really like to have that nicer ceiling. Clerk Ramirez stated that once the bids are in and if the base bid is under then they can look at add the alternates and she would recommend that the first alternate added be the security gate. Councilman Woolley stated that in the past the Community Center was considered for use as an emergency center if ever needed. Will it now be able to be used and pre-wired to where it can be used as an emergency center? Mayor Mickley stated that if you make it a certified EOC it would add a million dollars so that was not included. Councilman Woolley asked about when Mr. Rhodes was hired he was to provide complete drawings and you had them 95% done and now have re-done them, do we owe you more money? Mayor Mickley stated that Mr. Rhodes has stated he will not charge more, he deserves a lot of credit for all he has done. Councilman Evans asked if there was going to be any money for upgrading the paving on the east side of the building. Mr. Rhodes stated that they have tried to minimize cost and so right now it is not included. Stan Lingo recommended that it be included as an alternate bid.

The Animal Shelter was the next item covered. There has been very little change to what you have seen in the past. Site plan wise has stayed the same, small changes to the size of the building. Everything else is the same. Floor plan stayed the same except for the length of the building, and the shape of the kennel area. Original plan was an open ceiling and now it will be a wood frame with a drywall ceiling. Exterior design structure has changed. This project looks like it may be slightly below budget so there will be a couple of alternates that may be able to be included. Possible change to use metal skin that would save money. Councilman Evans questioned that there are two mechanical units are we doing the office and the kennel. Some fresh air and recirculated. Councilman Woolley will there be fans pushing out to help make it smell better. Mr. Rhodes stated they have done what they can to help the situation but it can not be totally odor free. Will the cages be sheetrock? It will be gyp board. Councilman Woolley asked what the ballpark cost is. Mr. Rhodes said the overall budget was \$539,000 included all cost. Current Lingo estimate and all cost estimate is right around \$500,000.

Councilman Ryan asked about the cinder block wall coverage, will it be paint or is there some kind of sealant. Mr. Rhodes stated it would be coated with a high gloss paint to allow easier cleaning. It should be every couple of years to repaint and it is an epoxy type product. Councilman Woolley I know that some really nice shops floors are painted what are we doing on the floors here. Mr. Rhodes stated they are looking at sealed concrete floor. Councilman Ryan asked about them using the metal skin and if it meets city code. Mayor Mickley stated that it will be like the other public works buildings.

Motion by Woolley, second by Ryan to approve the City Hall and Animal Control plans and authorize Lingo to advertise for bids. Poll vote: Knipp, yea; Godwin, yea; Ryan, yea; Lipinski, yea; Evans, yea; Woolley, yea; Von Thaer, yea; and Mickley, yea.

### **Motion Passed Unanimously.**

JP Craig with Lingo went over the proposed schedule for these two projects. Looking to be in the Animal Control Facility by November and City Hall by December.

3. Discussion and possible action on a contract with SRB for engineering services pertaining to the 12-inch and 24-inch Sewer Improvements portions of the line between NW 58<sup>th</sup> and NW 63<sup>rd</sup>. \*\*\*\* \*Wallace\*

Mr. Wallace as the Capps Middle school began construction it was recognized that the line in the area had problems so the council approved having video done and that lead them to the fact that the line needed to be repaired. The 8 inch line will be upgraded to a 10 inch line by pipe bursting the work will be able to be done even with the school construction continuing. We are asking the council tonight to allow them to develop the plans so they can come back with plans and request to advertise for bids at the April 21<sup>st</sup> meeting. Councilman Ryan asked about the directional arrows the line runs north and south but it appears the north marking is showing the north to be at the top of the page. The orientation was confusing. Councilman Woolley asked how much there was in Sewer Line Maintenance? Mr. Wallace explained that they are needing to secure the flow from the school to the trunk line. All the line in that area between 58<sup>th</sup> and 63<sup>rd</sup> shows distress but budget wise they are looking to do just what must be done now. If the bids come in low then more could be added. He added that the estimate is \$350,000-\$400,000. Clerk Ramirez stated it has \$642,000 provided that the revenue holds true to estimate. Councilman Woolley stated that the spirit of the council they have always guarded the money they spend and he would like to consider changing the contract with SRB to allow the city to perform the inspection part of this project, it could save the city \$24,000 and we have a qualified person in Mike Turman who keeps up his Civil Engineering certification and we have Tony Avila who came from Bethany. Mr. Wallace stated that it the city's option, however, the pipe bursting process they are recommending is still some-what specialized and we have people that not only worked on the repairs but have inspection experience with this.

Allsup left the meeting during the discussion.

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

**Motion Passed Unanimously.**

Mayor Mickley updated the council on the Buy for Less building it will be another grocery in half with some other shops also and an event center. We are working on another project for NW Expressway and MacArthur and hope to have info very soon. Making the decision to put the “stay at home” order in place was the hardest and easiest thing to do when you have people’s lives at stake. He has tried to follow the CDC regulations and has been in constant contact with Mayor Holt and other metro mayors and they all banded together. He had feared he would be pounded on the Facebook page and the Nextdoor app but to his surprise there has not been any negative responses. Having to tell businesses and restaurants to close was very hard knowing the financial impact would be great. Together we will all get through this and thanked everyone for their cooperation it made it a little easier. Councilman Lipinski stated that some of the surrounding cities were making changes to their garbage pickup and wondered what we were doing. Mayor Mickley stated that we were going ahead with big trash and regular service.

4. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer