

**MINUTES**

**CITY OF WARR ACRES  
SPECIAL CITY COUNCIL MEETING  
WILL BE REMOTE ONLY  
INCLUDE TELECONFERENCE AND VIDEO CONFERENCE  
THURSDAY  
MAY 7, 2020  
6:00 P.M.**

1. The meeting was called to order at 6:00 p.m. Declaration of a quorum present was given.

**ROLL CALL**

PRESENT via Zoom Video

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

2. Discussion and possible action to accept bids for the City Hall/Council Chamber project.  
\*\*\*\* \*Lingo\*

Mayor Mickley stated that the bid came in right on target even with the alternates. If they want to save money then they could hold off on Alternate 5 the paving of the parking lot. JP with LINGO stated that all bids proposed for approval were the lowest except for the one for Clint's Welding for the erection of the steel, it was slightly higher than the other bids, however, he also bid the material and it was less and the overall from Clint's for both material and erection was lower than the others. Councilman Ryan was concerned that lowest is not always best and he was told that most of the contractors LINGO has worked with in the past and are all good contractors. JP also stated that part of them reviewing all bids is that they contacted all the bidders and go over their bids to insure nothing was missed and everything was understood. JP explained that the GMP of \$1,278,114 included more than just the bids so if they added up what was on the bid proposal sheet, they would not total the \$1.2. He then explained that also included are things like the filed manager, LINGO fees, temporary construction needs, such as temp toilets, security, storage containers, etc. Also, there is a contingency included for small things that might come up that were forgotten. JP stated it is rare that the contingency not to come back to the owner. Councilman Woolley questioned the permit fees that were

listed and JP stated that there are a few due to OKC water and DEQ on the erosion control. Councilman Woolley asked about the dumpster and if the city could provide it. JP stated they would work with the city. He questioned the note that said the city would do the sewer line, JP stated that LINGO would run the line from the building and out 5 feet the city would then pick it up and run it to the main. JP went over each of the add alternates. Councilman Woolley stated that the city could wait on the security fencing and gate and do it from CIP at a later date and the windows are nice but he worked on the second floor of General Electric for years and was no where near a window. Councilman Ryan asked if they could wait and approve doing alternate 5, parking lot, later, he was told that it would be best to go ahead and approve and it would be done later in the process and if they needed to save on money then the city could decide to not do it.

Motion by Woolley, second by Ryan to accept the bids with all alternates. Poll vote: Knipp, yea; Godwin, yea; Ryan, yea; Lipinski, yea; Evans, yea; Allsup, yea; Von Thaer, yea; Woolley, yea; and Mickley, yea.

### **Motion Passed Unanimously.**

3. Discussion and possible action to accept bids for the Animal Control Facility. \*\*\*\*\*  
\*Lingo\*

Mayor Mickley stated that as has been the case each time they have tried to do an Animal Control facility the bids are high. JP said this is set up the same as the one for City Hall. The lowest bids are in the proposal except they believe they can get a better pricing on the framing. JP discussed the alternates. There were questions and statements of concern about about the epoxy proposed for the floor that it would be slick when wet. LINGO will be re-bidding the framing and can re-bid the epoxy also. The council kept looking at the GMP and Attorney Love stated they were approving the bids not the GMP.

Motion by Woolley, second by Evan to accept the bids except BP6.2 and accept Alternate 1. Poll vote: Knipp, yea; Godwin, yea; Ryan, yea; Lipinski, yea; Evans, yea; Allsup, yea; Von Thaer, yea; Woolley, yea; and Mickley, yea.

### **Motion Passed Unanimously.**

4. Discussion and possible action on authorizing the mayor to enter into agreements, accept donations and approve payments for the following properties and owners:

Parcel 13, Temp 16, UE (Victory Christian): Donation

Parcel 18: Check in the amount of \$4,425.00 made payable to Naz Properties, LLC

Parcel Temp 24: Check in the amount of \$700.00 made payable to Naz Properties, LLC

Parcel 19, Temp 23: Check in the amount of \$5,300.00 made payable to Jalal, LLC

Temp 21: (BMW Investments LLC.): Donation

Temp 22: Check in the amount of \$1,945.00 made payable to Sanor Properties, LLC

for the purchase of permanent road way easements and temporary construction easements for the South MacArthur Project. \*\*\*\*\*

Engineer Wallace stated that things were going well with the acquisition of the easements. Councilman Ryan stated that we should use the leverage we might have if

any of these owes the city for utilities, did not think should pay someone that owes the city.

Motion by Ryan, second by Von Thaer to accept the donations, authorize the Mayor to enter into the agreements and pay. Poll vote: Knipp, yea; Godwin, yea; Ryan, yea; Lipinski, yea; Evans, yea; Allsup, yea; Von Thaer, yea; Woolley, yea; and Mickley, yea.

**Motion Passed Unanimously.**

5. Adjournment.

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

**Motion Passed Unanimously.**

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

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer