

MINUTES

CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
WILL BE REMOTE ONLY TO
INCLUDE TELECONFERENCE AND VIDEO CONFERENCE
THURSDAY
NOVEMBER 12, 2020
6:00 P.M.

1. The Meeting was called to order at 6:02 p.m., Declaration of a quorum present was given, The Flag salute was led by Mayor Mickley and the Invocation was also by Mayor Mickley.

ROLL CALL

Present via Zoom Video

Mayor Jim Mickley
Vice-Mayor John Knipp
Councilman Pat Woolley
Councilman Jim Von Thaer
Councilwoman Kim Allsup
Councilman Glen Lipinski

Absent

Councilman Jon Evans
Councilman Donnie Ryan
Councilman Roger Godwin

STAFF PRESENT

Matt Love, City Attorney
Roger Patty, Police Chief
Stephen Coy, Fire Chief
Pamela McDowell-Ramirez, Clerk/Treasurer
Mike Turman, Public Works Director
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 #4.)

A. Approval of the minutes from the Regular meeting of the October 20, 2020. *****

- | | | | |
|----|-------------------------------|--------------|---------------|
| B. | Approval of Expenditures **** | General Fund | \$ 102,675.73 |
| | | 2019 GO Bond | \$ 36,125.90 |
| | | EPA Fund | \$ 291.00 |
| | | Sinking Fund | \$ 170,550.00 |
| | | CIP Fund | \$ 86,978.15 |
| | | Sewer Line | \$ 2,531.00 |
- C. Approval of Actual Expenditures for October 2020 and Proposed Expenditures for November 2020. ****
- D. Sales Tax History Report. ****
- E. Approval to appropriate Drug Seizure money received from the County in the amount of \$3,331.85 to the Police department line item Drug Seizure.
- F. Approval to surplus the following vehicles from the Police Department:
(2) 2010 Ford Crown Vic Police Interceptors
VIN#2FABP7BV5AX130077
VIN#2FABP7BV0AX112828

Motion by Woolley, second by Von Thayer to approve the Consent Docket. Poll Vote: Von Thayer, yea; Woolley, yea; Allsup, yea; Knipp, yea; Lipinski, yea; and Mickley, 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, City Planner, Projects Architect. ****

Ramirez-stated that as soon as she could get back in the office, she would get them the monthly reports.

Turman-you all know we had a ice storm and we are working with some companies to figure out the best way to dispose of all the limbs, it will most likely take a month or more. They have been talking to Mr. Meek about on option of using his land to store the limbs and then shred and take to the landfill, another option would be to collect the limbs and take them straight to the landfill, they will choose the most economical option.

Wallace-residential street work continues, only missed when the ice storm came. South MacArthur utility location work is continuing, and ONG is the last to relocate. Councilman Woolley asked if there had been any word from Oklahoma City in helping with Wilshire overlay. Mr. Wallace stated that as he had stated a couple of meeting ago, Oklahoma City has budgeted funds for work on Wilshire, Grove and some at 36th and

MacArthur. Councilman Knipp asked about the intersection of MacArthur and 39th and if they had spoken to ODOT. Mr. Wallace stated that they have and also have given them the traffic study that was done in 2017 and told them what they feel is the best option.

Rhodes showed pictures from the New City Hall exterior and interior and told the council that the punch list for both inside and out have been done and final work is being completed. He stated that the low voltage work is underway. He showed picture of the Animal Control Shelter and it is nearing completion. The Police Department work is underway and it is hard to see the progress because most work is underground, but they are progressing in a timely manner even with the weather disruption. The Fire Department of course can not get underway until City Hall has moved but they are hoping by the end of December if not early January

6. Final Public Hearing, discussion and possible action on a Use Subject to Review concerning a Marijuana Transportation/Transfer Center. Applicant: Matt Hatfield, PROCC-OK LLC, Marijuana Transportation/Transfer Center 4205 N MacArthur Blvd, Warr Acres, OK 73122.

Mayor Mickley stated that the Planning Commission did not make a recommendation to the Council at their meeting and will be discussing it at the December meeting so this item needs to be tabled to the December Council meeting.

Motion by Allsup, second by Von Thaer to table this item to the December Council meeting. Poll Vote: Von Thaer, yea; Woolley, yea; Allsup, yea; Knipp, yea; Lipinski, yea; and Mickley, yea.

Motion Passed Unanimously.

7. Final Public Hearing, discussion and possible action on a Use Subject to Review concerning an Automotive Service Center. Applicant: Abi Golesorkhi, Ben's Shops on Ann Arbor, 3913 N Ann Arbor Avenue, Warr Acres, OK 73122.

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

Motion Passed Unanimously.

Mayor Mickley stated the Planning Commission recommended approval by a unanimous vote.

Councilman Woolley stated that he had watched the Planning Commission meeting and he wanted to make sure the applicant knows he can not park in the alley, or use the Railroad property it does not belong to him. The applicant stated that he plans on making the property look very nice and put some nice landscaping in. Councilman Woolley

stated that he was glad the old buildings on the property were gone and glad to have something new there. Mayor Mickley told Mr. Allen that he could not block the alley.

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

Motion Passed Unanimously.

Motion by Allsup, second by Von Thaer to approve the Use Subject to Review for the Automotive Service Center. Poll Vote: Von Thaer, yea; Woolley, yea; Allsup, yea; Knipp, yea; Lipinski, yea; and Mickley, yea.

Motion Passed Unanimously.

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

Parcel 7, Temp 7 (Walgreens) for approval at the 11/12/20 meeting. A check in the amount of \$42,500.00 needs to be made payable to, '*Realty Income Corporation.*'

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

Motion by Woolley, second by Knipp to authorize the Mayor to enter in to the agreement and make the payment. Poll Vote: Von Thaer, yea; Woolley, yea; Allsup, yea; Knipp, yea; Lipinski, yea; and Mickley, yea.

Motion Passed Unanimously.

9. Discussion and possible action to authorize the Mayor to negotiate and execute an agreement with Oklahoma Land Development Group LLC to obtain temporary use of the Group's property for the storage of tree limbs and debris and to engage in disposal activities for the limbs and debris. ****

PWD Turman and the Mayor have been talking with Mr. Meek about the use of some of his land to store limbs until they can dispose of them. This would be at no charge.

Motion by Woolley, second by Von Thaer to authorize the Mayor to negotiate and execute an agreement. Poll Vote: Von Thaer, yea; Woolley, yea; Allsup, yea; Knipp, yea; Lipinski, yea; and Mickley, yea.

Motion Passed Unanimously.

10. Discussion regarding City's contract for EMS Service for Fiscal Year 2021, including discussion on the rates charged to utility customers to cover the cost of the contract.

The Mayor told the council that current contract is with Samaritan, however they have been bought out by Pafford and due to the increase in expenses for the ambulance service

caused by COVID they want to raise the rate from \$135,000 to \$175,000. This would cause the city not to be able to cover the cost for ambulance service unless the city implements an increase to the ambulance fee charged to utility customers. The fee would need to be raised by \$1.15 to cover the cost. Mr. Hobbs, Pafford operating officer, thanked the council for allowing them to be present to answer any questions. He stated that they are in the works of purchasing a new unit and some other things that will help them better serve the city. He thanked the for the opportunity to sever Warr Acres.

11. Presentation and discussion on Fiscal Year 2021 Budget for the City of Warr Acres. ****

Clerk/Treasurer Ramirez stated that this is the 2020 budget with dates changed and only a few minor changes based on items that must be carried to certain account. She stated that as required by law she must present them with a budget document before December 1st and since meeting are in limbo currently she had to give them one with no step raises or line item changes as requested by the Department Heads. She told the council that we are waiting for the COVID Cares Act money and as soon as that money hits the bank she can make the changes to the budget, the salaries, insurance and line item changes requested by the Department Heads, and sent it out to them. She did not feel it was right to send out a document that had the money showing when we did not yet have it. She told them by law they are required to hold a public hearing on the budget before the 15th of December and that is the day of the next council meeting. She asked them to please carefully review the budget when they receive the updated one so they can call and ask questions or let her know if something does not look right. Normally, the council approves the budget the night of the hearing.

12. A. Discussion and possible action on an Ordinance amending 9.44.025 the code related to unlawful production of excessive or disturbing noise on residentially zoned property within the city limits. *Ryan* ****

B. Approval of the emergency clause.

Councilman Ryan was not in attendance, so the Mayor asked the council to table the item to the next meeting.

Motion by Knipp, second by Von Thaer to table this item to the December meeting. Poll vote: Von Thaer, yea; Woolley, yea; Allsup yea; Knipp, yea; Lipinski, yea; and Mickley, yea.

Motion Passed Unanimously.

13. A. Discussion and possible action on an Ordinance amending 6.12.020 related to requirements for non-residents to seek the return of a dog which has been impounded by Warr Acres. *Mickley* ****

The Mayor stated that the Cherokee Hills Veterinary clinic had brought to his attention the fact that every other city has a requirement of a 3 years rabies vaccine, however, Warr Acres does not. The Warr Acres code did not specify for resident a 1 or 3 year vaccine, but for non-residents that have their pet picked up in Warr Acres they are required to

show proof of a 1 year vaccine. They asked if that could get changed to a 3 year like every other city. He asked Matt to draw up the Ordinance for the council to consider.

Motion by Allsup, second by Von Thaer to approve the Ordinance related to non-residents rabies vaccine proof when seeking the return of their animal. Poll vote: Von Thaer, yea; Woolley, yea; Allsup yea; Knipp, yea; Lipinski, yea; and Mickley, yea.

Motion Passed Unanimously.

B. Approval of the emergency clause.

Motion by Woolley, second by Knipp to approve the emergency clause. Poll vote: Von Thaer, yea; Woolley, yea; Allsup yea; Knipp, yea; Lipinski, yea; and Mickley, yea.

Motion Passed Unanimously.

14. Questions and Comments from Council.

Woolley-thanked all the employees for working through COVID and would like to stay on zoom meeting but knows they cannot.

Lipinski-announced this would be his last meeting to be attending, for several reasons that he would keep to himself. He said he had enjoyed serving the city of the last 7 years and would miss everyone. Said it was time for someone else to fill the city. He said he knows the council set the rules and approves spending, but he knows it is the staff that makes the city run and he wishes everyone the best.

Allsup-stay safe

Von Thaer-ice storm and COVID so much hope everyone stays safe and healthy

Knipp-be safe, staff does a great job

Mickley-they could not have executive session in a zoom meeting so looking at a meeting next week for Police and Fire, we will do our best to social distance, budget right now not allowing for step increases.

15. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

MINUTES

CITY OF WARR ACRES
PUBLIC WORKS AUTHORITY MEETING
THURSDAY
NOVEMBER 12, 2020
6:00 p.m.

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

1. The meeting was called to order at 7:04 p.m. Declaration of a quorum present was given.

ROLL CALL

Present via Zoom Video

Chairman Jim Mickley
Vice-Chairman John Knipp
Trustee Pat Woolley
Trustee Jim Von Thaer
Trustee Kim Allsup
Trustee Glen Lipinski

Absent

Trustee Jon Evans
Trustee Donnie Ryan
Trustee Roger Godwin

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 October 20, 2020. *****
 - B. Approve payment of claim in the amount of \$56,467.97 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of October, 2020. *****
 - C. Approval of payment of claims for the Sewer department in the amount of \$7,470.65.

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

Motion Passed Unanimously.

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

Moot.

4. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 7:06 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer