

**MINUTES**

CITY OF WARR ACRES  
REGULAR CITY COUNCIL MEETING  
WILL BE REMOTE ONLY TO  
INCLUDE TELECONFERENCE AND VIDEO CONFERENCE  
TUESDAY  
APRIL 20, 2021  
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 Councilman Von Thaer and the Invocation was given by Mayor Mickley.

**ROLL CALL**

Present by ZOOM

Absent

Mayor Jim Mickley  
Vice-Mayor John Knipp  
Councilman Roger Godwin  
Councilman Jim Von Thaer  
Councilman Pat Woolley  
Councilwoman Kim Allsup  
Councilman Jon Evans  
Councilman Donnie Ryan (logged in at 6:04 p.m.)  
Councilman William Tucker

**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 Special meeting of March 16, 2021 \*\*\*\*\*
- B. Approval of Expenditures \*\*\*\*\*
 

General Fund	\$ 158,362.11
2019 GO Bond	\$ 633,448.49
EPA Fund	\$ 720.26
CIP Fund	\$ 278,789.35
- C. Approval of Actual Expenditures for March 2021 and Proposed Expenditures for April 2021. \*\*\*\*\*
- D. Sales Tax History Report. \*\*\*\*\*
- E. Approval to surplus list of items per letter from Chief Coy. \*\*\*\*\*
- F. Approval to surplus one 2011 Ford Crown Vic Vin#2FABP7BV7BX138179

Motion by Knipp, second by Woolley to approve the consent docket. Poll vote: Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, yea; Knipp, yea; Tucker, 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. \*\*\*\*\*

Patty-wanted to make sure everyone knew there had been a shooting in the 7300 block of MacArthur and stated if they wanted information to give him a call.

Coy-they have received the new air fill machine and they have chosen one new recruit. By January 2022 they will 1/3 of the department with less than 2 years experience.

Love-concerning agenda item 14 with the recent Supreme Court case about an item on an agenda being not specific enough he was concerned that this item would be considered the same. Items need to be worded in such a way that someone that knew nothing about the city could read the item and know what was going to be discussed. Item 14 did not do that.

Turman-the wood chips have all been removed from the property behind the hotel. He is still working on lots of paperwork for FEMA.

Wallace-Cherokee crossing all fire hydrants have been fixed, sidewalks connect part 5 and part 2 and they may put in a walking gate. Councilman Woolley asked if Mr. Meek

and Mr. Lay have decided on the retaining wall. Mr. Wallace stated he believes they have discussed it a couple of times but he doesn't know the result.

Rhodes-gave the council a brief update on the Police and Fire departments. Police should be ready mid-July and the Fire looks like will be December 2021.

**Mayor Mickley turned the meeting over to Vice-Mayor Knipp.**

6. Final Public Hearing, discussion and possible action on a Use Subject to Review for a Marijuana Dispensary located at 5770 N W Expressway, Suite #102, Warr Acres, OK 73132. Business Name Cloud 9 Wellness Dispensary. \*\*\*\* (Planning Commission recommended approval by a unanimous vote with one member absent)

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

**Motion Passed Unanimously.**

Councilman Von Thayer asked if this was a new location. The applicant Mr. Dawson stated that he is in the same building but moved downstairs to make it easier for Veterans to access is business.

Attorney Love stated that since this was a Public Hearing they needed to find out if there was anyone on the meeting that wished to speak on this item. There was not.

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

**Motion Passed Unanimously.**

Motion by Woolley, second by Godwin to approve the Use Subject to Review for a Marijuana Dispensary at 5770 NW Expressway, Suite #102. Poll vote: Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, yea; Knipp, nay; Ryan, yea; and Tucker, yea.

**Motion Passed.**

7. Discussion and possible action on condemnation and/or demolition of a house located at 6031 NW 47<sup>th</sup> Street, owner had filed an appeal. \*Woodard/Turman\* \*\*\*\*

This property has been vacant for 15 years. Over the years it has continued to get worse. Vicky Carter spoke to the council giving many reasons why they have not done anything to the property and stated that they now are in Probate and it should be done in 90 days. She said they had a dozen interested parties and had two firm offers and another one

coming next week. She told the council multiple stories of her family's health issues and asked the council for additional time. The City Attorney pulled the records on the property from the county and it shows that it will be on the County tax sell in June for non-payment of taxes.

Motion by Ryan, second by Tucker to allow them until the May 18<sup>th</sup> meeting to take care of it. Poll vote: Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, abstain; Knipp, yea; Ryan, yea; and Tucker, yea.

**Motion Passed.**

8. Discussion and possible action on condemnation and/or demolition of a house located at 5846 N Mueller Ave. \*Woodard/Turman\* \*\*\*\*\*

PWD Turman stated that this house has been empty for a number of years. No one filed an appeal and no one was present on the meeting to speak on this property.

Motion by Ryan, second by Von Thaer to Condemn the property at 5846 N Mueller Ave. Poll vote: Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, abstain; Knipp, yea; Ryan, yea; and Tucker, yea.

**Motion Passed.**

9. Discussion and possible action on approval of a quote for the clean-up of a house located at 5308 NW 45<sup>th</sup> Street. \*White/Turman\* \*\*\*\*\*

PWD Turman stated that this property is the worst he had seen since coming to work for the city. They have estimates to clean it up between \$10,000 and \$15,000. Code Enforcement Officer Wright stated she has been dealing with the resident and in the beginning, he would mow and try to keep it clean but in the last year he has done nothing and has continued to bring more junk in. She stated that he was always nice and agrees with what she tells him but does nothing. She said he had a dumpster for 2 weeks and he never put anything in it.

Motion by Evans, second by Von Thaer to have to clean the property not to exceed \$10,250. Poll vote: Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, yea; Knipp, yea; Ryan, yea; and Tucker, yea.

**Motion Passed Unanimously.**

10. Discussion and possible action on a change order for TriCorps Surveillance in the amount of \$2,242.50 and approval to pay. \*\*\*\*\*

Motion by Woolley, second by Evans to approve the change order and pay the \$2,242.50. Poll vote: Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, yea; Knipp, yea; Ryan, yea; and Tucker, yea.

**Motion Passed Unanimously.**

11. Discussion and possible action on acceptance of a Bid from the lowest and/or best bidder for the 2019 Bond Proposition #1 Contract #2 Residential Streets bond project.

Engineer Wallace stated that there were 5 bids received and Rudy's was the lowest. He stated that they go through each bid to make sure everything is there and to check the math. Rudy's did have some addition errors but they were still the low bidder. They did a great job for the city on the first project.

Motion by Evans, second by Woolley to accept the bid from Rudy Construction. Poll vote: Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, yea; Knipp, yea; Ryan, yea; and Tucker, yea.

**Motion Passed Unanimously.**

12. Discussion and possible action to purchase five new 2 yd & five 4 yd front loading dumpsters from Custom MFG at \$9,850.00 and purchase 26 replacement dumpsters bottom pans at \$6,617.81 from PRT and \$3,500 estimated labor to weld bottom pans to repair dumpsters budgeted in the CIP fund for \$20,000.00 \*Turman\* \*\*\*\*

Motion by Godwin, second by Von Thayer to purchase the new dumpsters and replace the bottoms on 26 dumpsters. Poll vote: Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, yea; Knipp, yea; Ryan, yea; and Tucker, yea.

**Motion Passed Unanimously.**

13. Discussion and possible action to authorize the Public Works Director to purchase one New 2021 Ram 2500 4x4 Crew Cab Diesel from Bob Howard Dodge off State Contract SW035 Item #10000093255 in the amount of \$40,972.00, the Truck was budgeted in the CIP fund for \$40,000.00, approval to appropriate the additional \$972.00 to cover the cost. \*Turman\* \*\*\*\*

Motion by Woolley, second by Von Thayer to authorize the PWD to purchase the truck and appropriate the additional \$972.00 in the CIP fund. Poll vote: Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, yea; Knipp, yea; Ryan, yea; and Tucker, yea.

**Motion Passed Unanimously.**

14. Discussion regarding items of concern with the new fire department project along with question and comments with other projects over the past three years. \*Woolley and Knipp\*

**Pulled from the agenda.**

15. Discussion and possible action to change the ditch to be an underground ditch as opposed to an open ditch as originally designed and in progress. This change would have to come from a funding outside of the bond issue as all excess bond issue monies are currently being used for furniture, fixtures and equipment. Discussion and action on what fund and approval of appropriation of needed funds. \*Mickley/Wallace/Rhodes\*

John Schaffner with LINGO stated that they can close the ditch and it would be closed all the way to the junction box. This would be a 10-year flood design not a 100 year. Quotes are for double pipe 60 inch they will be able to stay on schedule, estimated cost between \$130,000 and \$160,000.

Motion by Von Thayer, second by Ryan to install the pipes, cover the ditch not to exceed \$160,000 to be paid from the EPA fund. Poll vote: Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, yea; Knipp, yea; Ryan, yea; and Tucker, yea.

**Motion Passed Unanimously.**

16. Discussion and possible action on a Mutual Aid Agreement with Oklahoma County that was never approved by Warr Acres for the time period of July 1, 2020 to June 30, 2021, it was sent to the city for approval due to an audit that was done at the county and discovered did not have Warr Acres signatures. \*\*\*\*

Motion by Ryan, second by Woolley to approve the Mutual Aid agreement. Poll vote: Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, yea; Knipp, yea; Ryan, yea; and Tucker, yea.

**Motion Passed Unanimously.**

17. Discussion and possible action on the annual agreement with Oklahoma City Information Technology/Public Safety Radio System License agreement. \*Patty\* \*\*\*\*

Motion by Woolley, second by Von Thayer to approve the annual agreement and authorize the Mayor to sign it. Poll vote: Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, yea; Knipp, yea; Ryan, yea; and Tucker, yea.

**Motion Passed Unanimously.**

18. Discussion and possible action on a resolution amending the interlocal agreement establishing the Oklahoma Municipal Assurance Group. \*Love\* \*\*\*\*

Motion by Woolley, second by Von Thayer to approve the Resolution and authorize the Mayor to sign it. Poll vote: Von Thayer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, yea; Knipp, yea; Ryan, yea; and Tucker, yea.

**Motion Passed Unanimously.**

19. Questions and Comments from Council.

Von Thaer-thanks to all the city employees, everyone stay healthy and appreciates everyone.

Godwin-met with ladies that volunteer animal welfare working to get additional funds for the animal control, said there is actually a program that will send animals to other states where they are highly requested. He thanked the fire department for taking care of his family and also thanked the police.

Evans-thanks public works have had a lot to deal with lately with the ice storms and the tree limbs and they never seem to get a break. Police and Fire do great jobs, thanks.

Woolley-said he knows he comes off harsh and apologized. Thanks Craig and Marc thanks councilmembers for putting up with him, appreciates he staff and all the employees they are great.

Knipp-appreciates all the workers.

20. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer

**MINUTES**

**CITY OF WARR ACRES  
PUBLIC WORKS AUTHORITY MEETING  
TUESDAY  
April 20, 2021  
6:00 p.m.**

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

1. The meeting was called to order at 8:34 p.m. Declaration of a quorum present was given.

**ROLL CALL**

Present by ZOOM

Vice-Chairman John Knipp  
Trustee Roger Godwin  
Trustee Jim Von Thaer  
Trustee Pat Woolley  
Trustee Kim Allsup  
Trustee Jon Evans  
Trustee Donnie Ryan  
Trustee Willian Tucker

Absent

Chairman Jim Mickley

2. CONSENT DOCKET: (individual items may be deleted from the consent docket for discussion and action under #3.)
  - A. Approve the minutes of the Special Warr Acres Public Works Authority Meeting of March 16, 2021. \*\*\*\*
  - B. Approve payment of claim in the amount of \$55,635.40 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of March, 2021. \*\*\*\*
  - C. Approval of payment of claims for the Sewer department in the amount of \$3,344.71.

Motion by Woolley, second by Ryan to approve the consent docket. Poll vote: Von Thaer, yea; Woolley, yea; Evans, yea; Allsup, yea; Godwin, yea; Knipp, yea; Ryan, yea; and Tucker, yea.

**Motion Passed Unanimously.**

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

**Moot.**



4. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer