

**MINUTES**

**CITY OF WARR ACRES  
REGULAR CITY COUNCIL MEETING  
TUESDAY  
JULY 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 Chief Coy and the Invocation was given by Mayor Mickley.

**ROLL CALL**

Present

Absent

Mayor Jim Mickley  
Vice-Mayor John Knipp  
Councilman Roger Godwin (arrived at 6:120 p.m.)  
Councilman Jim Von Thaer  
Councilman Pat Woolley  
Councilman Jon Evans  
Councilman Mike Schmidt  
Councilman Donnie Ryan (arrived at 6:17 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 Regular meeting of June 15, 2021 and Special meeting of June 21, 2021. \*\*\*\*
- B. Approval of Expenditures \*\*\*\*
 

General Fund	\$ 484,684.03
2019 GO Bond	\$ 624,581.00
CIP Fund	\$ 13,175.80
- C. Approval of Actual Expenditures for June 2021 and Proposed Expenditures for July 2021. \*\*\*\*
- D. Sales Tax History Report. \*\*\*\*
- E. Approval of a Traffic Commission recommendation to place a stop sign at the intersection of Cheyenne Road and Cherokee Crossing West for eastbound traffic.  
(Recommendation to approve by a unanimous vote, with one member absent)
- F. Approval of a Traffic Commission recommendation to place a yield sign at the intersection of Cherokee Drive and Hidden Trail for northbound traffic.  
(Recommendation to approve by a unanimous vote, with one member absent)
- G. Approval of a Traffic Commission recommendation to place a yield sign at the intersection of Cheyenne Road and Hidden Trail for southbound traffic.  
(Recommendation to approve by a unanimous vote, with one member absent)
- H. Approval of a Traffic Commission recommendation to place a yield sign at the intersection of Daxton Court and Hidden Trail for southbound traffic.  
(Recommendation to approve by a unanimous vote, with one member absent)
- I. Approval of a Traffic Commission recommendation to place a yield sign at the intersection of Richardson Court and Hidden Trail for northbound traffic.  
(Recommendation to approve by a unanimous vote, with one member absent)
- J. Approval of a Traffic Commission recommendation to place a stop sign at the intersection of Comanche and Hidden Trail for westbound traffic.  
(Recommendation to approve by a unanimous vote, with one member absent)
- K. Approval of the annual Fire Equipment Agreement with Oklahoma County Emergency Management. \*\*\*\*

Motion by Woolley, second by Von Thayer to approve the consent docket. Poll vote: Von Thayer, yea; Woolley, yea; Evans, yea; Schmidt, 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-have an officer that is leaving and going to Moore and they have 2 candidates for dispatcher.

Coy-one Captain that had planned on leaving December 31 is not leaving November. They have 5 rookies they are training and they are doing great.

Ramirez-their monthly report is in front of them as well as the breakdown of how the revenues are shown in the audit.

Turman-big trash continues, had to have bees removed from a tree so that the property could be cleaned and abated, fuel tanks being tested.

Long-for Craig construction will begin on Monday for the South MacArthur project they will be narrowing MacArthur to two lanes starting tomorrow.

Rhodes-police station almost done, sod and sidewalks and carpet going in, walk through on Friday. Change order on the agenda for the lettering for inside the building. Fire had some delays and looking at early 2022 for completion.

6. Final Public Hearing, discussion and possible action on a Use Subject to Review concerning an Auto Sales located at 5932 N.W. 39<sup>th</sup> St., Warr Acres, Oklahoma 73122. Business Name: Unknown. Applicant Name: Ron Mohtashami. (Listing of Oklahoma City was for mailing purposes, the property is located in Warr Acres and applicant amended his application to reflect this) \*\*\*\* (Planning Commission recommended approval by a 4-1 vote, with one member absent, with the following stipulations to remove the 20 ft fence along 38<sup>th</sup> Street, and to bring the driveway on 39<sup>th</sup> Street up to code)

The applicant is present to answer any questions.

Motion by Evans, second by Knipp to open the public hearing. Poll vote: Von Thaeer, yea; Woolley, yea; Evans, yea; Schmidt, yea; Godwin, yea; Knipp, yea; Tucker, yea; and Mickley, yea.

## **Motion Passed Unanimously.**

This is a small dealership and he has another one down the street. The council was told that if he uses the property for auto repairs then he will have to come back for approval on that. The applicant stated that he will only be using it for car sales, all buildings will stay and probably no more than 25 cars at a time.

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

**Motion Passed Unanimously.**

Motion by Evans, second by Woolley to approve the Use Subject to Review with the following stipulations to remove the 20 ft fence along 38<sup>th</sup> Street, and to bring the driveway on 39<sup>th</sup> Street up to code. Poll vote: Von Thaer, yea; Woolley, yea; Evans, yea; Schmidt, yea; Godwin, yea; Knipp, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

7. Discussion and possible action concerning updates to zoning map and comprehensive map to reflect Panning Commission and City Council actions over the past several years. (Planning Commission recommended approval by a unanimous vote, with one member absent)

Motion by Schmidt, second by Ryan to accept the map updates. Poll vote: Von Thaer, yea; Woolley, yea; Evans, yea; Schmidt, yea; Godwin, yea; Knipp, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

8. Discussion and possible action on condemnation and/or demolition of a house located at 6108 NW 55<sup>th</sup> St. \*Woodard/Turman\* \*\*\*\*\*

Motion by Schmidt, second by Ryan to condemn the house. Poll vote: Von Thaer, yea; Woolley, yea; Evans, yea; Schmidt, yea; Godwin, abstain; Knipp, abstain; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed.**

9. Discussion and possible action on Change Order #3 for the Police Station in the amount of \$3,790.95 for Interior Acrylic Lettering. \*\*\*\*\*

Motion by Evans, second by Woolley to approve the change order. Poll vote: Von Thaer, yea; Woolley, yea; Evans, yea; Schmidt, yea; Godwin, yea; Knipp, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

10. Discussion and possible action to authorize the Chief Coy to purchase Battery Powered Extrication Tools budgeted in the CIP Fund in the amount of \$38,000. \*Coy\*

Chief Coy explained how useful these tools are and how they will help the department.

Motion by Tucker, second by Godwin to authorize Chief Coy to purchase the equipment. Poll vote: Von Thaer, yea; Woolley, yea; Evans, yea; Schmidt, yea; Godwin, yea; Knipp, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

11. Discussion and possible action on appropriation of funds not already appropriated in the CIP fund for the purchase of (1) Eventide Digital Recorder/logger, (H-GAC contract RP07-20) for \$25,125.00; (11) New Dell Desktop Computers/Monitors, (State contract) for \$12,100.68; and (2) New Dell Computer Servers with storage/backup systems (State contract) not to exceed \$20,000.00. Total amount of appropriations \$55,725.00 and authorize the Chief to purchase the items. \*Patty\* \*\*\*\*

They knew from the beginning there would not be enough money for everything they needed and if they end up with money left they can reimburse the CIP fund.

Motion by Schmidt, second by Knipp to approve the appropriations and authorize Chief Patty to make the purchases. Poll vote: Von Thaer, yea; Woolley, yea; Evans, yea; Schmidt, yea; Godwin, yea; Knipp, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

12. Discussion and possible action to authorize Chief Patty to purchase a Complete New Camera System to include In-car cameras for all marked units, body cameras for all officers and necessary computer, download and storage capabilities from Watchguard (NASPO Contract OK-MA-145-10 SW1057W) in the amount of \$219,461.00 budgeted in the CIP fund. \*Patty\* \*\*\*\*

This is a great system and is already budgeted for in the CIP fund and the install for the vehicles will be done in house.

Motion by Godwin, second by Von Thaer to authorize Chief Patty to purchase the camera system. Poll vote: Von Thaer, yea; Woolley, yea; Evans, yea; Schmidt, yea; Godwin, yea; Knipp, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

13. Discussion and possible action on a nomination from the Mayor of Jason Spriggs, Ward I, to the vacant At-Large Planning Commission seat. \*Mickley\* \*\*\*\*

Mr. Spriggs was unable to be here tonight but he did attend the Planning Commission meeting last week. The Mayor stated that he would be good on the commission.

Motion by Schmidt, second by Woolley to approve the nomination of Jason Spriggs to the At-Large Planning Commission seat. Poll vote: Von Thaer, yea; Woolley, yea;

Evans, yea; Schmidt, yea; Godwin, yea; Knipp, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

14. Discussion and possible action to receive and accept Temporary Construction Easements for Sidewalk and Driveways, City of Warr Acres Sidewalk Project, ODOT JP 33281(04):

*Kyle Schenk & Kristen Schenk, Parcel 7*  
*Joanna L. Van Houtan, Parcel 8*  
*Erlinda A. Permenter, Parcel 10*  
*Jack Patrick Purdy, Parcel 12*  
*Jianming Zhao & Yinchai Zhan, Parcel 13*

Planner Long stated that there will be three more coming. One they has already agreed but they are waiting on the other two.

Motion by Knipp, second by Godwin to accept the easements. Poll vote: Von Thaer, yea; Woolley, yea; Evans, yea; Schmidt, yea; Godwin, yea; Knipp, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

15. Questions and Comments from Council.

Von Thaer-thanks to all the city employees and great job Chief Coy.

Woolley-planning commissioner Curl for the years of service, thanks councilmen for coming and thanks all employees. Appreciates the large maps.

Evans-concurs with Pat the large maps were great, congratulations to Chief Patty on his new building they are about to move into, looking forward to the open house. He has had a lot of questions about what the building is.

Schmidt-appreciates everyone coming to the meeting including the trashy women, it is an exciting time in the city.

Tucker-to Chief Coy that he could see in his eyes the commitment of preservation of life that this new equipment would help with. Also, thanks to the fire department for putting the flags out for flag day and 4<sup>th</sup> of July. He appreciated the information that went out in the newsletter about home-based businesses. Some of them popped up because of the pandemic and people lost their jobs.

Godwin-would like an additional \$50,000 in the next budget for playground equipment for the parks. If you have not been to the City Center you should go, they are doing some really great things to help kids and Police and Fire have been there and done stuff with

them before and they have community events and thinks they should be awarded. If there are other places here in the city doing great things we need to know. Appreciate all the employees.

Knipp-need to add park benches at the parks for the parents and grandparents to sit on under a tree. Appreciates the staff.

Mickley-welcome to the new members of the planning commission Mr. Spriggs, Mr. Cory and Mr. Downs. There is a full committee once again for the first time in a long time. There are only a few days to go in the library read off between Warr Acres and Bethany Libraries. Super Mercado is making progress, two new businesses will be coming beside the dental office on the highway, they are fast food restaurants and a third business is in the works. Something for the space between Zaxby's and Whataburger should also be announced soon as well as the space next to Shipley's donuts. He stated that he is meeting with Retail Strategies in the morning and hopes will be able to give the council an update next month. MacArthur will be narrowed to two lanes starting tomorrow and the speed limit will be 25 for the safety of the workers. He will miss the September meeting he is having knee replacement surgery. He said Vice-Mayor Knipp will be doing that meeting. He thanked all the council for continuing to work to make the city better.

16. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 7:13 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer

**MINUTES**

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

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

1. The meeting was called to order at 7:13 p.m. Declaration of a quorum present was given.

**ROLL CALL**

Present

Absent

Chairman Jim Mickley  
Vice-Chairman John Knipp  
Trustee Roger Godwin  
Trustee Jim Von Thaer  
Trustee Pat Woolley  
Trustee Mike Schmidt  
Trustee Jon Evans  
Trustee Donnie Ryan  
Trustee Willian Tucker

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 June 15, 2021. \*\*\*\*
  - B. Approve payment of claim in the amount of \$55,661.03 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of June, 2021. \*\*\*\*
  - C. Approval of payment of claims for the Sewer department in the amount of \$4,111.38.

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

**Motion Passed Unanimously.**

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



**Moot.**

4. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 7:14 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer