

MINUTES

**CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
TUESDAY
JANUARY 19, 2021
6:00 P.M.**

Before the meeting was called to order Mayor Mickley made a statement. He said that during his time as Councilman and as Mayor he has seen the council fully support initiatives by unanimous votes and others have had split decisions both for and against. They are called to represent the interest of their constituents and sometimes that means that hard and unpopular decisions must be made for the best interest of the citizens. The Mask mandate has been an issue that continues to divide the council, those against state they do not like government telling them what to do and I respect that point of view. Those that are for the mandate feel they need to do what they can to protect the community from this deadly virus, and they have done this by making a law that many oppose. I hope that we can all come to honor and respect one another for voting their conscience. The law pertains everyone and especially in the city's buildings. It is our duty to lead by example. Our strength comes from not only the ability to make difficult decisions on issues, but that we support and abide by the laws of the city weather we like them or not. Please make sure you socially distance as much as possible here in the chambers this evening.

1. The meeting was called to order at 6:04 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

Mayor Jim Mickley
Vice-Mayor John Knipp
Councilman Roger Godwin (arrived at 6:23 p.m.)
Councilman Jim Von Thaer
Councilwoman Kim Allsup
Councilman Jon Evans
Councilman Donnie Ryan

Absent

Councilman Pat Woolley

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 December 15, 2020.

B. Approval of Expenditures 2020****

General Fund	\$100,496.98
2019 GO Bond	\$457,268.86
EPA Fund	\$ 714.94
Emergency Fund	\$ 2,000.00
CIP Fund	\$114,451.61
Sewer Line Fund	\$ 29,014.61

Approval of Expenditures 2021****

General Fund	\$ 57,452.34
2019 GO Bond	\$ 86,207.36
CIP Fund	\$ 9,105.32

C. Approval of Actual Expenditures for December 2020 and Proposed Expenditures for January 2021. ****

D. Sales Tax History Report. ****

E. Approval of a supplemental Appropriation of a donation to the Fire Department in the amount of \$100.

F. Approval of a supplemental Appropriation of un-appropriated funds in the CIP Fund in the amount of \$22,600 to the line item Safety Remodel Front Counter/Lobby in order to pay the claim to Build 405, LLC., who did not have the work completed before the end of the year and I had assumed that the work would be done by the end of December so I had hit the budget showing payment in 2020 and did not carry forward funds to 2021.

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

Coy-in 2020 the ISO reassessed the capabilities of the Fire department and in doing so determined, with all things reviewed, that the rating should be a 2. This is great for the city and for the citizens whose rates are determined based on ISO ratings. Not all insurance companies use the rating so it would be good for each citizen to check with their insurance company. If nothing else it shows the great work of the firefighters and dispatcher and all the things the council has approved to make sure the station well equipped and well-trained staff. This is great news, there are over 48,000 stations that are assessed and we are in the top 4.5% in the nation.

Ramirez-was able to finally get them updated reports. Had an email from Stan Lingo this morning about some invoices that had not been paid. John with Lingo emails them to me but I wait for Troy to sign off on them before I put them in to be paid. Unfortunately, there were invoices from October 31 that Troy's office emailed while I was in quarantine and between Veronica any myself, we missed them. The ones from November were emailed to me during our moving of City Hall and I missed them. I have had them processed for payment and they will show up on your proposed expenditure list next month.

Turman-from the ice storm from October approximately 92,000 cubic yards of limbs were collected and placed on property behind the hotel, that has now been reduced down to approximately 25,000 cubic yards of wood chips. The public works employees also collected about 3,000 cubic yards of limbs so they can take advantage of the wood chips. They are trying to get everything finished up.

Wallace-MacArthur Project will be let on Thursday, we were not successful in getting funding for the 63rd Street school signal light.

Rhodes-City Hall and Animal Control minor items still remaining, the biggest thing is the signage. The Police department slab completed, storm shelter steel, and framing. The schedule is currently on target. He showed several pictures some from street level and some from a drone. On the Fire station is on hold for now due to asbestos. Later on the agenda there is an item concerning the asbestos.

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. **(The Council tabled this item at its November and December**

regular meetings after the Commission did the same; the Planning Commission again tabled this item at its January meeting to their meeting in February by a unanimous vote with one member absent, and the staff recommends the Council table the item to its next regular meeting in February)

Motion by Ryan, second by Von Thayer to table this item to the February meeting. Poll vote: Ryan, yea; Knipp, yea; Allsup, yea; Evans, yea; Von Thayer, yea; and Mickley, yea.

Motion Passed Unanimously.

7. Final Public Hearing, discussion and possible action on a Use Subject to Review: concerning a medical marijuana dispensary located at 7319 N. MacArthur Blvd. Warr Acres OK. 73132. Business Name: Gaz Monkey. Applicant Name: Tequisha Howard. (Planning Commission recommended approval by a unanimous vote with one member absent)

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

Motion Passed Unanimously.

The applicant was present to answer questions.

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

Motion Passed Unanimously.

Councilman Godwin arrived at 6:23 p.m.

Motion by Evans, second by Allsup to approve the Use Subject to Review for a dispensary. Poll vote: Ryan, yea; Godwin, yea; Knipp, nay; Allsup, yea; Evans, yea; Von Thayer, yea; and Mickley, yea.

Motion Passed.

Councilman Godwin left the meeting at 6:24 p.m.

8. Final Public Hearing, discussion and possible action on a Use Subject to Review: concerning a medical marijuana dispensary located at 7311 N. MacArthur Blvd. Warr Acres OK 73132. Applicant Name: Vahe Patatanyan. (Planning Commission recommended approval by a unanimous vote with one member absent)

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

Motion Passed Unanimously.

The applicant was present to answer questions.

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

Motion Passed Unanimously.

Motion by Allsup, second by Evans to approve the Use Subject to Review for a dispensary. Poll vote: Ryan, yea; Knipp, nay; Allsup, yea; Evans, yea; Von Thayer, yea; and Mickley, yea.

Motion Passed.

9. Discussion and possible action on declaring an emergency for asbestos removal from the old City Hall which is necessary to allow the demolition of the structure to proceed.

Lingo had bids for contractors to demo the old City Hall an assessment was done and mold, asbestos and lead paint were found so those issues must be taken care of before demo can be done. The current quote is \$77,000 if the council approves the emergency the SRB will solicit bids and will have Lingo also rebid in an effort to secure better pricing. If Lingo comes in with better pricing then a change order will need to be done.

Motion by Evans, second by Von Thayer to declare an emergency for asbestos removal from the old City Hall. Poll vote: Ryan, yea; Knipp, yea; Allsup, yea; Evans, yea; Von Thayer, yea; and Mickley, yea.

Motion Passed Unanimously.

10. Discussion and possible action to authorize the mayor to purchase office furniture no to exceed \$35,000 under State Contract, GSA or other NCPA (National Cooperative Purchasing Alliance) contracts. *Mickley*

Motion by Ryan, second by Evans to authorize the Mayor to purchase office furniture not to exceed \$35,000. Poll vote: Ryan, yea; Knipp, yea; Allsup, yea; Evans, yea; Von Thayer, yea; and Mickley, yea.

Motion Passed Unanimously.

11. Discussion and possible action to authorize the Public Works Director to advertise for bids for the purchase of a new Rear End Loader Garbage truck. (budgeted in the CIP budget for \$175,000.) *Woolley*

Motion by Knipp, second by Ryan to authorize the PWD to advertise for a new Rear End Loader Garbage truck. Poll vote: Ryan, yea; Knipp, yea; Allsup, yea; Evans, yea; Von Thaer, yea; and Mickley, yea.

Motion Passed Unanimously.

12. Discussion and possible action to authorize the Mayor to sign the documents for a donation of 10' Public Road and Utility on property at 42nd and MacArthur to allow ONG to utilize during the relocation of the 8" gas line to prepare for the MacArthur widening.
Wallace ****

Motion by Allsup, second by Ryan to authorize the Mayor to sign the document on the easement with ONG. Poll vote: Ryan, yea; Knipp, yea; Allsup, yea; Evans, yea; Von Thaer, yea; and Mickley, yea.

Motion Passed Unanimously.

13. Discussion and possible action on an Agreement between the cities of Warr Acres and Oklahoma City whereby Oklahoma City agrees to reimburse Warr Acres in the amount of \$350,000.00 towards Warr Acres' cost for resurfacing portions of Grove Ave., Wilshire Blvd., and MacArthur Blvd. where such streets form the borders of the respective cities. *Wallace* ****

Motion by Knipp, second by Ryan to approve the agreement with OKC for reimbursement of \$350,000 for Grove, Wilshire and MacArthur resurfacing. Poll vote: Ryan, yea; Knipp, yea; Allsup, yea; Evans, yea; Von Thaer, yea; and Mickley, yea.

Motion Passed Unanimously.

14. Discussion and possible action to authorize the City Engineer to Advertise for street repair and resurfacing on the 2019 Bond Transportation Proposition No. 1. This is the second (2Nd) construction contract to include priority one and second tier priorities that will utilize Bond funds and shared road reimbursement from OKC. *Wallace*

Motion by Ryan, second by Evans to authorize the Engineer to advertise for the second phase of the 2019 bond transportation proposition. Poll vote: Ryan, yea; Knipp, yea; Allsup, yea; Evans, yea; Von Thaer, yea; and Mickley, yea.

Motion Passed Unanimously.

15. Questions and Comments from Council.

Knipp-thank you fire for getting us a good rating.

Evans-thanks Lingo great job on City Hall and on time and within budget, does not happen very often. Thanks, fire for the new ISO rating.

Von Thaer-thanks everyone, great job getting everything picked up. Councilman Woolley is not present a dear friend and priest went back to India to visit, caught COVID and died.

Mickley-thanks to Roger, Stephen, Pam and Mike for keeping everything running, the city could not do without you. I hope I didn't forget and leave anything off the agenda I apologies if I did. The only way I can explain what COVID does is it is like you are in a fog. If you have had it you will understand if you haven't there is no way for you to understand. I pray none of you get it, some barely have affects while others are much worse, I never want to go through that again. I appreciate everyone's thoughts and points of view, we can not always agree, and we shouldn't, but it is good that at the end we can shake hands. Hopefully the legislature will allow for zoom meetings again. Remember February 9th is the election so exercise your right to vote. Have a great rest of your evening.

16. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 6:48 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

MINUTES

CITY OF WARR ACRES
PUBLIC WORKS AUTHORITY MEETING
TUESDAY
JANUARY 19, 2021
6:00 p.m.

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

1. The meeting was called to order at 6:48 p.m. Declaration of a quorum present was given.

ROLL CALL

Present

Chairman Jim Mickley
Vice-Chairman John Knipp
Trustee Jim Von Thaer
Trustee Kim Allsup
Trustee Jon Evans
Trustee Donnie Ryan

Absent

Trustee Pat Woolley
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 December 15, 2020. ****
 - B. Approve payment of claim in the amount of \$55,277.17 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of December, 2020. ****
 - C. Approval of 2020 payment of claims for the Sewer department in the amount of \$672.22.
 - D. Approval of 2021 payment of claims for the Sewer department in the amount of \$245.62.

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

Motion Passed Unanimously.

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

Moot.

4. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 6:49 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

MINUTES

**CITY OF WARR ACRES
SPECIAL
ECONOMIC DEVELOPMENT AUTHORITY MEETING
TUESDAY
JANUARY 19, 2021
6:00 p.m.**

(Immediately following completion of the regularly scheduled City Council and Public Works Authority meetings)

1. The meeting was called to order at 6:49 p.m. Declaration of a quorum present was given.

ROLL CALL

Present

Chairman Jim Mickley
Vice-Chairman John Knipp
Trustee Jim Von Thaer
Trustee Kim Allsup
Trustee Jon Evans
Trustee Donnie Ryan

Absent

Trustee Pat Woolley
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 Economic Development Authority meeting of March 17, 2019 ****

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

Motion Passed Unanimously.

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

Moot.

4. Discussion and possible action on an agreement with Retail Strategies to provide Economic Development assistance and to pay the annual fee of \$40,000. ****

Mayor Mickley stated that Retail Strategies has several things they are working on. They had some good things in the works before COVID hit and the companies decided it wasn't the right time to make a move or expand. He would like to give them a chance to see these things through.

Motion by Evans, second by Von Thaer to approve the agreement with Retail Strategies and pay the annual fee. Poll vote: Ryan, yea; Knipp, yea; Allsup, yea; Evans, yea; Von Thaer, yea; and Mickley, yea.

Motion Passed Unanimously.

5. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 6:52 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer