

MINUTES

CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
TUESDAY
DECEMBER 21, 2021
6:00 P.M.

1. The meeting was called to Order at 6:00 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
Councilman Jim Von Thær
Councilman Pat Woolley (left the meeting at 6:04 p.m.)
Councilman Jon Evans
Councilman Mike Schmidt
Councilman William Tucker

Absent

Councilman Donnie Ryan

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.

Derrick Plumbtree introduced himself to the council. He was appointed to the Planning Commission at the Special meeting on December 13th.
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 November 16, 2021 and Special meeting of December 13, 2021. *****

- | | | | |
|----|-------------------------------|--------------|---------------|
| B. | Approval of Expenditures **** | General Fund | \$ 137,198.15 |
| | | 2019 GO Bond | \$ 416,808.86 |
| | | E911 Fund | \$ 18,517.20 |
| | | CIP Fund | \$ 12,096.09 |
- C. Approval of Actual Expenditures for November 2021 and Proposed Expenditures for December 2021. ****
- D. Sales Tax History Report. ****
- E. Approval of the annual contract with Douglas Baxter as an Alternate Judge. ****
- F. Approval of the annual contract with Steven Barker as the City Prosecutor. ****
- G. Approval of the annual contract with Nathan Luke Simms as the Municipal Judge. **** (change from \$2,000 a month to \$2,500 a month)
- H. Approval of the annual contract with Beverly Palmer as an Alternate Judge. ****
- I. Approval of the annual contract with Matthew J. Love as the City Attorney. ****
- J. Approval of the annual contract with Crawford and Associates for financial consulting and reporting service for 2022. **** (increase to each hourly rate by \$5 per hour over 2021)
- J. Approval of the engagement letters from Arledge and Associates for the annual 2021 Audit and the 2021 Single Audit required due to the Federal Funds the city received. **** (increase of \$845.00 over 2021)
- K. Approval of a correction to the Bond Fund budget sheet for 2021. ****
- L. Approval of the heading correction for Resolution #564 approved at the December 13, 2021 meeting that stated new rates for remainder of 2021. ****
- M. Approval of the heading correction for Resolution #563 approved at the December 13, 2021 meeting that read 2021 instead of 2022. ****

Motion by Woolley, second by Knipp to approve the consent docket. Poll vote: Knipp, yea; Godwin, yea; Tucker, yea; Von Thae, yea; Woolley, yea; Evans, yea; Schmidt, 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-got a new dispatcher hired, Merry Christmas

Ramirez-Merry Christmas

Turman-Merry Christmas

Wallace-sorry November's report was in the packet, Merry Christmas

Rhodes-signage will be here someday, 4-5 minor items for the Police, possibly January 15 moving, ACO one year walk through, Fire gas, electric, mechanical rough-in, dry wall in apparatus area, possibly complete January 28th but waiting on garage doors may not be here until March.

6. Final Public Hearing, discussion and possible action on a Cigar Lounge located at 4415 N MacArthur Blvd., Warr Acres, OK 73122. Business Name: Cigar Lounge, applicant Ali Khalid. **** *Love/Long* (Planning Commission recommended approval with the stipulation that there be no alcohol to be sold, by a unanimous vote, with one member absent)

Motion by Schmidt, second by Tucker to open the Public Hearing. Poll vote: Knipp, yea; Godwin, yea; Tucker, yea; Von Thaer, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

Motion Passed Unanimously.

Attorney Love stated that this is a different application than what they saw last time. He stated that he and Marc Long meet with the applicant to go over what would be needed. The application included a map of the area as well as a floor plan. Planner Long told the council that there is a requirement for 18-19 parking spaces and 2 marked handicapped so he meets the parking. The code would allow 75 occupants but with only parking for 20 vehicles it is doubtful that there would ever be that many. The Planning Commission did put a stipulation on their recommendation that no alcohol be sold. The question was raised if the patrons could bring their own and the answer was no. The only way there could be alcohol would be if he gave it away free and a license from the ABLE Commission would be required.

Motion by Schmidt, second by Godwin to close the Public Hearing. Poll vote: Knipp, yea; Godwin, yea; Tucker, yea; Von Thaer, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

Motion Passed Unanimously.

Motion by Tucker, second by Godwin to approve the Cigar Lounge with the stipulation that no alcohol be sold. Poll vote: Knipp, yea; Godwin, yea; Tucker, yea; Von Thaer, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

Motion Passed Unanimously.

7. Final Public Hearing, discussion and possible action on a Type “B” Home Occupation (Storage of Concrete Equipment and Parking) located at 4510 N Grove, Warr Acres, OK 73122. Applicant Alvaro Romo. **** *Love/Long* (Planning Commission recommended denial of the Type “B” Home Occupation by a unanimous vote, with one member absent)

Motion by Knipp, second by Godwin to open the Public Hearing. Poll vote: Knipp, yea; Godwin, yea; Tucker, yea; Von Thaer, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

Motion Passed Unanimously.

The owner was present and had an attorney present to speak on his behalf. The attorney said they understand that he cannot have all the equipment there and asked for 6-9 months to be able to find a place to keep everything, if that is too much time they understand and will do what is required. Attorney Love wanted to make sure the council knew that Mr. Romo has been getting notices of violation for around 6 months already. Mr. Romo’s attorney explained that Mr. Romo has a lot of things going on right now he recently got divorced and moved out of the family home and many other things going on also so he did not have the violations as a top priority. Councilman Schmidt asked exactly what the plan is. The attorney stated that he will move everything except for maybe one truck that he would use to go back and forth to the storage site. Councilman Schmidt asked if then the property would be used as his residence only. The answer was yes. Attorney Love asked where the equipment had been stored prior to him moving it to Warr Acres. The answer was at his home in Bethany.

Motion by Schmidt, second by Von Thaer to close the Public Hearing. Poll vote: Knipp, yea; Godwin, yea; Tucker, yea; Von Thaer, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

Motion Passed Unanimously.

Motion by Tucker, second by Evans to deny the Type “B” Home Occupation. Poll vote: Knipp, yea; Godwin, yea; Tucker, yea; Von Thaer, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

Motion Passed Unanimously.

8. Discussion and possible action on the annual contracts with SRB for Engineering and for Planning services with new rate scale. **** *Long*

Planner Long stated that the rate schedule had not been changed since 2017 and he also cleaned up some language in the contract now that they are two separate contracts.

Motion by Schmidt, second by Von Thayer to approve the contracts with SRB for Engineering and Planning services. Poll vote: Knipp, nay; Godwin, yea; Tucker, yea; Von Thayer, yea; Evans, abstain; Schmidt, yea; and Mickley, yea.

Motion Passed.

9. Discussion and possible action on approval of supplemental appropriation of funds not already appropriated in the CIP budget for “Street School Zone striping and Signage” (related to the work done on NW 63rd and NW 58th for James Capps Middle School) in the amount of \$457.31 and approve payment of the claim to Action Safety Supply Co. LLC for the amount of the appropriation. *Love*

Attorney Love state that had they gotten a letter from the city they could have purchased with out paying tax but they did not and they did incur the cost so they city should pay, this is from 2020.

Motion by Evans, second by Tucker to approve the supplemental appropriation and pay the claim to Action Safety Supply. Poll vote: Knipp, yea; Godwin, yea; Tucker, yea; Von Thayer, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

Motion Passed Unanimously.

10. Discussion and possible action to authorize Chief Coy to purchase Bi-directional Amplifier for the two-way radios in the new station from Ka-Comm, Inc, not to exceed \$13,738.73, funds to come from the 2022 Budget E911 Fund. ****

This was something that was discovered later but is needed for communication.

Motion by Godwin, second by Knipp to authorize Chief Coy to purchase the Bi-directional Amplifier not to exceed \$13,738.73. Poll vote: Knipp, yea; Godwin, yea; Tucker, yea; Von Thayer, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

Motion Passed Unanimously.

11. Discussion and possible vote to enter into executive session to discuss the status of negotiations between the City of Warr Acres and the FOP Lodge #145 and IAFF Local #2374 for FY 2022 as authorized under 25 O.S. Supp. 307 (B) (2), discussing negotiations concerning employees and representatives of employee groups. *McMorrow-Love*

Motion by Godwin, second by Tucker to enter into executive session. Poll vote: Knipp, yea; Godwin, yea; Tucker, yea; Von Thayer, yea; Woolley, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

Motion Passed Unanimously.

The council entered into executive session at 6:04 p.m.

The council returned to open session at 6:26 p.m., With no action taken.

12. Possible vote to approve the CBA's with the IAFF Local #2474 and FOP Lodge #145 for FY 2022.

Motion by Godwin, second by Tucker to approve the CBA with the IAFF Local #2474 for FY 2022. Poll vote: Knipp, yea; Godwin, yea; Tucker, yea; Von Thayer, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

Motion Passed Unanimously.

13. Questions and Comments from Council.

Evans-thanks to all the employees

Schmidt-tree lighting was great, need to make sure we have a tree at the Police department next year, asked if the signage can be fixed at 49th and MacArthur so it will not have City Hall and Police on it. Merry Christmas.

Tucker-hope everyone has a safe holiday, appreciates the citizen participation

Godwin-thanks to all the city employees and good luck to the candidates in Ward I.

Knipp-thanks all employees good job and Happy Holidays

Mickley-Happy Holiday

14. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

MINUTES

CITY OF WARR ACRES
PUBLIC WORKS AUTHORITY MEETING
TUESDAY
DECEMBER 21, 2021
6:00 p.m.

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

1. The meeting was called to order at 7:10 p.m. Declaration of a quorum present was given.

ROLL CALL

Present

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

Absent

Trustee Donnie Ryan
Trustee Pat Woolley

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 November 16, 2021. ****
 - B. Approve payment of claim in the amount of \$56,817.93 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of November, 2021. ****
 - C. Approval of payment of claims for the Sewer department in the amount of \$19,161.72. ****

Motion by Schmidt, second by Knipp to approve the consent docket. Poll vote: Knipp, yea; Godwin, yea; Tucker, yea; Von Thaer, yea; Evans, yea; Schmidt, 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 naming John Knipp to serve on the Bethany/Warr Acres Public Works Authority for 2022.

Motion by Godwin, second by Tucker to appoint John Knipp to serve on the Bethany/Warr Acres Public Works Authority. Poll vote: Knipp, yea; Godwin, yea; Tucker, yea; Von Thaer, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

Motion Passed Unanimously.

5. Adjournment.

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

Motion Passed Unanimously.

The meeting was adjourned at 7:12 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

**SPECIAL
MINUTES**

CITY OF WARR ACRES
SPECIAL
ECONOMIC DEVELOPMENT AUTHORITY MEETING
TUESDAY
DECEMBER 21, 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 7:12 p.m. Declaration of a quorum present was given.

ROLL CALL

Present

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

Absent

Trustee Donnie Ryan
Trustee Pat Woolley

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 November 16, 2021 *****

B. Approval of payment of claims in the amount of \$504.08. *****

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

Motion Passed Unanimously.

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

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer