

## **MINUTES**

**CITY OF WARR ACRES  
REGULAR CITY COUNCIL MEETING  
TUESDAY  
JUNE 15, 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 (arrived at 6:17 p.m.)  
Councilman Jim Von Thaer  
Councilman Pat Woolley  
Councilman Jon Evans  
Councilman Mike Schmidt  
Councilman Donnie Ryan  
Councilman William Tucker

#### Absent

### **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. Nomination and approval to appoint Mike Schmidt to the vacant Ward II Council Seat, and administer the Oath of Office.

Councilman Evans nominated Mike Schmidt to fill the vacant Ward II seat.

Motion by Evans, second by

**Items 15, 14 and 13 were heard before item 4.**

4. CONSENT DOCKET: (individual items may be deleted from the consent docket for discussion and action under #5.)
  - A. Approval of the minutes from the Regular meeting of May 18, 2021. \*\*\*\*
  - B. Approval of Expenditures \*\*\*\*

General Fund	\$ 258,891.30
2019 GO Bond	\$ 726,632.54
CIP Fund	\$ 47,556.37
  - C. Approval of Actual Expenditures for May 2021 and Proposed Expenditures for June 2021. \*\*\*\*
  - D. Sales Tax History Report. \*\*\*\*
  - E. Approval of a supplemental appropriation of \$350,000 in the Bond Fund which was received from OKC for their portion of shared streets.
  - F. Approval of a supplemental Appropriation of un-appropriated funds in the Emergency Fund in the amount of \$346,922 to the line-item Debris Recovery and Removal. The work was not completed in 2020, but when I prepared the budget, I showed all money would be spent in 2020 and did not carry forward funds to 2021. Therefore, since they finished in 2021 and we have paid them we need to appropriate the funds in order to cover the payments made to Greenbelt Turf Management.

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

**Motion Passed Unanimously.**

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

**Moot.**

6. Receive reports from Staff: Police Chief, Fire Chief, City Clerk, City Attorney, Public Works Director, City Engineer, City Planner, Projects Architect. \*\*\*\*

Ramriez-stated she has been working to clean up the bond spreadsheet and will be giving them only the current year information to keep the report from being so large.

Love-Planning Commission had no action to take this month but did go over the zoning map that they have been working on for years.

Turman-FEMA paperwork turned in.

Wallace-received the money from OKC for the streets, contractors are moving along on the second portion of the residential streets.

Long-a presentation of the cleaned up zoning map was reviewed by the Planning Commission.

Rhodes-City Hall and ACO are completed, Police are getting close estimated date of August 2<sup>nd</sup>, working with SRB on the irrigation at the Police station and the MacArthur project, Fire should have footing starting and estimated date of completion December 21<sup>st</sup>.

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\* \*\*\*\*

Their attorney filed the probate incorrectly and the closing company would not accept it so the probate has been refiled and August 2<sup>nd</sup> is the hearing date. The owner has stayed in contact and the council has been given copies of the emails from the closing company, the attorney and the proposed buyer all stating the deal is still on.

Motion by Ryan, second by Godwin to continue this item to the August meeting. Poll vote: Godwin, yea; Knipp, nay; Ryan, yea; Tucker, yea; Von Thaer, yea; Woolley, abstain; Evans, yea; Schmidt, yea; and Mickley, yea.

**Motion Passed.**

8. Discussion and possible action on an addendum to the agreement with SRB for Construction Management and Inspection for the OKC portion of the Bond Project Shared roadway. \*Wallace\* \*\*\*\*

Engineer Wallce stated that while they were certain that OKC would approve having their portions of the streets fixed and pay SRB in the original contract did not include fees for those sections just in case OKC did not approve them. The funds were included in the money OKC paid the city.

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

**Motion Passed Unanimously.**

9. Discussion and possible action to receive and accept Drainage Easements for drainage improvements associated with the PCO Tennis Facility:

*Sooner Dynamics, LLC, and Oklahoma Limited Liability Co., Permanent Easement No. 4 and Temporary Workspace Agreement Easement No. 4.1*

*Independent School District No. 1 of Oklahoma County, Oklahoma, Permanent  
Easement No. 5 and No. 6. \*\*\*\**

Planner Long told the council that these were the last of the easements for the Tennis facility. Putnam City had a study done and it was determined that a drainage channel was needed to help the flooding situation. Putnam City schools paid for the study and the construction. This will improve the drainage problem that started after the construction of the Baseball and Softball fields. It will eliminate the flooding of Morrison Floral and reduce the flooding by 40-50% for the other commercial buildings. The drainage ditch will be six feet wide and grass and will run along the north side of the Tennis facility and then north to dual drainage pipes that run under 50<sup>th</sup> over to Dolese park.

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

**Motion Passed Unanimously.**

10. Discussion and possible action on the Jail Service Agreement with Oklahoma County Criminal Justice Authority. \*\*\*\*

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

**Motion Passed Unanimously.**

11. Discussion and possible action to approve a 2020 Single Audit Engagement letter with Arledge & Associates, P.C. due to the funds received from the Federal Government. \*\*\*\*

Clerk/Treasurer Ramirez stated that due to the money received from the Federal Government the city is required to have a single audit on those funds and at the time the council approved the annual audit agreement we did not realize would need the single audit.

Motion by Wooley, second by Ryan to approve the engagement letter for the single audit. Poll vote: Godwin, yea; Knipp, yea; Ryan, yea; Tucker, yea; Von Thaer, yea; Woolley, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

**Motion Passed Unanimously.**

12. Discussion and possible action to approve change orders with LINGO: Change Order #2 for the Police Station for \$-4,590.38 Hardware revisions and Change Order #4 for the Fire Station for \$-7,240.00 Hardware revisions and Asbestos Abatement credit for soffit panels. \*\*\*\*

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

**Motion Passed Unanimously.**

13. Discussion and possible action to re-appoint Marietta Tardibono, June Rondon and Darrell McDaniels to the Traffic Commission. (Terms to expire 3-24)

Motion by Ryan, second by Schmidt to re-appoint Marietta Tardibono, June Rondon and Darrell McDaniels to the Traffic Commission. Poll vote: Knipp, yea; Ryan, yea; Tucker, yea; Von Thaer, yea; Woolley, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

**Motion Passed Unanimously.**

14. Discussion and possible action to appoint three members to the Personnel Board with terms to expire July 1, 2023, July 1, 2024, and July 1, 2025.

Councilman Von Thaer nominated former Bethany Police Chief Phil Cole, term to expire 2023, Joe Ramsey, term to expire 2024 and former Mayor Chris Wood, term to expire 2025.

Councilman Woolley asked Councilman Von Thaer if he knew each of the men he nominated he stated that he knew of all of them and what they have done. Councilman Woolley was very upset stating that he might me wrong but he knows, and he won't ask how Councilman Von Thaer knows of each of them, but he has a problem and the Charter states that the Mayor can not nominate or influence and he assumes that Councilman Von Thaer may have heard about this men from the Mayor. He thinks that is wrong. There were no names in the packet and the agenda does not say who, feels that the item was incomplete and he has people he would like to submit if it went to the council, he said he disagrees with the way it is being handled. Attorney Love explained what the duties of the Personnel Board were and that they would hear cases that would include action by the Mayor. He has advised the Mayor to abstain from the vote since there is a question about how these nominees were picked. These nominees have volunteered their time to serve.

Motion by Von Thaer, second by Knipp to appoint Phil Cole, Joe Ramsey, and Chris Wood to the Personnel Board. Poll vote: Knipp, yea; Ryan, yea; Tucker, yea; Von Thaer, yea; Wooley, nay; Evans, yea; Schmidt, yea; and Mickley, abstain.

**Motion Passed.**

15. Discussion and possible action to appoint Frank Horner to the vacant Board of Adjustment Ward I seat. (Term to expire 10-23)

Councilman Von Thaer nominated Frank Horner for the Ward I BOA seat.

Motion by Von Thaer, second by Knipp to appoint Frank Horner to the vacant Ward I BOA seat. Poll vote: Knipp, yea; Ryan, yea; Tucker, yea; Von Thaer, yea; Woolley, yea; Evans, yea; Schmidt, yea; and Mickley, yea.

**Motion Passed Unanimously.**

16. Questions and Comments from Council.

Von Thaer-thanks to all the city employees on the great jobs they do really appreciate it.

Woolley-stated that he wanted his comments of disagreement with the Personnel Board appointments in the minutes. He questioned the Mayor as to how the Warrant officer is doing in collection of old tickets. The Mayor stated he didn't know so then he asked Clerk/Treasurer Ramirez and she stated she didn't know. Finally Chief Patty stated it varies per pay period from \$1,000 to \$5,000 but during Covid he has not been able to run as many people down as he was before. There are a lot of factors that are involved and in the past was not big deal to have them sent to the county jail but now it is. And if they are not paying do to not having the money then they aren't going to pay, he stated Jeff is still out the working it is just not as high as it was before Covid and that he could certainly get from Connie over the last year what Jeff has collected. He stated that he has commented in the past that documents in the packet are too small to read and again there is a document that he can not read and if everyone else can then that is good but he cannot. It is pathetic that as councilmen we get documents that we cannot read. It is pathetic that we get something like that and he showed everyone a page from the agenda packet and said just wanted to state it again he would like it larger. He then stated that he wanted to complement Pam, Councilman Evans commented that he just threw her under the bus and now going to complement you. Councilman Woolley said no he didn't know the document comes from SRB or Pam does it. Clerk/Treasurer Ramirez stated that yes it comes from SRB but she prints it and puts it in the packet and the only way to make it larger is to put it on larger paper. Engineer Wallace said you can size the document to any size paper, but for it to fit in the packet it is printed this way. Councilman Evans asked if it could be done digitally so it could be shown on the screen, and Councilman Woolley stated he wanted it on paper. He then held up the spreadsheet that she did on the bond expenditures and stated thank you that he could read this spreadsheet. Clerk/Treasurer Ramirez stated that well it is good for now but as she adds columns it will get smaller. He asked her if she puts this particular spreadsheet together and she stated that she takes all the invoices that are paid each month and enters them in the spreadsheet to make it easier for the council to read, if not they would have a stack of invoices to read. She stated that SRB sends the invoices and they have them broken down so it is easy to transfer the information to her spreadsheet. Councilman Woolley stated so you go through all the invoices and he thanked for the work she is doing. He then asked Planner Long about the \$120,000 the council approved to pay SRB for program financial reporting. Engineer Wallace stated yes that was approved but they only bill as is used and he believed currently that was around \$40,000. He stated that if the city wants them to take over the spreadsheet, they can certainly do that. Planner Long added that they do

work with Pam and the Mayor, he said the financial side is Pam what we do is the bond oversite. Councilman Woolley stated that he appreciated the explanation and this is something he has been thinking about for a year. He said he had not asked the question but he knew Pam was putting the spreadsheets together. He told Marc and Craig that he appreciated their answers. He said he had one more thing and that was concerning phone calls he received about the charges by the ambulance service. He stated that the caller told him he called City Hall and they gave him a number to Pafford to call and when he did they told him that Samaritan and EMSA neglected to bill out what is mandatory to bill by federal law and is one reason Samaritan went under. He stated that a year and a half the caller said he had never gotten a bill and now he is and stated it had something to do with new Medicare laws. The girls at City Hall stated that they have had several calls recently and Chief Coy said the he has also and Bethany is having the same issue. He wants to know what is going on that now people are getting billed in the last few weeks. He asked Chief Coy if he had any information and he was looking at Councilman Ryan, Councilman Ryan stated that he appreciated that Councilman Woolley thought he looked like Chief Coy. Councilman Woolley stated that he is nearly blind and is having injections done in his eye to try and save his sight. Chief Coy stated that he did not see this person's individual bill but he knows the city has been getting calls. He said he dose not handle the billing but he knows that if the insurance determines that the ambulance ride was not medically necessary, they will not pay. He then gave an example that if someone stubbed their toe there are many other ways to get to treatment but they call the ambulance and there is a misconception that it is an all-inclusive pass for a free ride, it is not. If it is not medically necessary insurance will not pay, but due to the fact that the city pays the fee Pafford significantly reduces the fee. Pafford, just like EMSA and Samaritan have an oversite committee that the are governed by the inspector general and they have to go by Medicare laws. He told the council that in checking he discovered that it cost around \$800,000 to secure one ambulance for Warr Acres so the \$175,000 that the city pays to keep the ambulance here just pays a portion of it and he knows that they reduce the bill if the person does not have insurance and about 20% of the Warr Acres residents are either un-insured or under-insured. So, if an ambulance ride is \$1,400 it is reduced down to \$400 or \$500. Because the city pays the subsidy the cost of the ambulance ride is reduced. Mayor Mickley stated that apparently Samaritan did not bill for the deductibles and co-pays the way they were supposed to by law.

Evans-welcome back Mike Schmidt.

Schmidt-thanks for allowing him to be back on the council.

Ryan-apologized for missing last month's meeting a work situation kept him away, thanks to all the city workers, told Mike Turman was happy to see the street sweeper out on residential streets.

Tucker-said he is continuing to learn and appreciates all the help he has gotten, stated that he would like to find a way to help the citizens more in dealing with the ambulance issue. In the city newsletter it has the number to call Pafford but most do not want to have to

call them. We need to be able to explain it to them. He has done some research and understands that if you have paid the deductible the you owe x amount and if you haven't then you owe x amount. They are paying \$2.65 on their utility bill so maybe we can see about doing something.

Godwin-asked Pam about the budget and stated the city was supposed to be putting money away for parks and wanted to know where we were on that? Clerk/Treasurer Ramirez stated that there is \$50,000 in the CIP budget for park equipment, she did not believe it was designated for any certain park and that Mike requested the funds at budget time. Councilman Godwin stated that he has some people looking at the parks to see what the city can do. He stated that the city now has a volunteer animal shelter situation and thanked Chief Patty for helping to get that done and the Humane Society is coming in to do some things, thanks Mayor for the help.

Knipp-thanks all departments for the good work they do.

Attorney Love stated that he looked up the legal on the property that was in question earlier in the meeting and the reason it stated Oklahoma City is it was plated before Warr Acres incorporated.

Chief Coy stated that it is not his job to discuss the way the ambulance service charges but that he does like working with Pafford and they do a great job and respond quickly. He stated that he could have a representative come and speak to the council.

Mickley-glad to have Mike Schmidt back and working hard to find volunteers to serve on boards. There will be a Special meeting on Monday, June 21<sup>st</sup> at 6:00 p.m. There will be two persons on that meeting to be appointed to the Planning Commission Ward II and At-Large, and now Lois Watson, Ward I, is no longer on the PC so will need to find a replacement for her, so if Jim or Pat know of someone, please let me know. MacArthur project is coming along the light poles have been taken down and utilities have been moved. Thank you to Councilman Godwin for his efforts in getting the Humane Society involved with our Animal Control. Residential street repairs are moving along nicely.

17. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 7:17 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer

## MINUTES

CITY OF WARR ACRES  
PUBLIC WORKS AUTHORITY MEETING  
TUESDAY  
JUNE 15, 2021  
6:00 p.m.

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

1. The meeting was called to order at 7:18 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 Pat Woolley  
Trustee Mike Schmidt  
Trustee Jon Evans  
Trustee Donnie Ryan  
Trustee Willian Tucker

**Absent**

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 May 18, 2021. \*\*\*\*
- B. Approve payment of claim in the amount of \$56,346.11 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of May, 2021. \*\*\*\*
- C. Approval of payment of claims for the Sewer department in the amount of \$2,661.93.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 7:19 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer