

**MINUTES**

**SPECIAL  
CITY OF WARR ACRES  
REGULAR CITY COUNCIL MEETING  
WILL BE REMOTE ONLY TO  
INCLUDE TELECONFERENCE AND VIDEO CONFERENCE  
TUESDAY  
FEBRUARY 23, 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 the Mayor and Invocation was given by the Mayor.

**ROLL CALL**

Present by ZOOM

Mayor Jim Mickley  
Vice-Mayor John Knipp  
Councilman Jim Von Thaer  
Councilman Pat Woolley  
Councilwoman Kim Allsup  
Councilman Jon Evans  
Councilman Donnie Ryan  
Councilman William Tucker

Absent

Councilman Roger Godwin

**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. Discussion and possible action on appointing a Vice-Mayor and swearing in.

Motion by Woolley, second by Von Thaer to appoint John Knipp as Vice-Mayor. Poll vote: Woolley, yea; Von Thaer, yea; Evans, yea; Allsup, yea; Knipp, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

3. Call to the Public.

**Moot.**

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 the January 19, 2020 and Special meeting of January 26, 2021 \*\*\*\*

B. Approval of Expenditures ****	General Fund	\$ 155,124.41
	2019 GO Bond	\$ 745,325.33
	Emergency Fund	\$ 160,000.00
	CIP Fund	\$ 3,520.44

C. Approval of Actual Expenditures for January 2021 and Proposed Expenditures for February 2021. \*\*\*\*

D. Sales Tax History Report. \*\*\*\*

E. Approval of a supplemental Appropriation of donations to the Fire Department in the amount of \$200.

F. Approval to surplus old council chamber av equipment and IT rack per list attached. \*\*\*\*

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

Patty-stated that sadly they have had to fatality accidents one was a young man running across MacArthur and tripped and was hit and the other was an accident on NW Expressway due to the ice.

Ramirez-we have been doing interviews and hopefully will have two new people hired by the end of the week.

Turman-very busy water leaks, snow, they are picking up trash at the curb Thursday and Friday and next week back to regular days.

Wallace-contract was awarded for South MacArthur to Swartz and work should start around the first of May. They have completed all work in Phase I of the residential streets and are ready to bid the Phase II. Also, they are ready to bid the sidewalks.

Rhodes-still a few minor things to finish City Hall and Animal Control, signage is the biggest thing. Police construction is well underway exterior walls up and work beginning in the interior walls, rough-ins started and will start pouring some paving. Still on schedule for September. Fire is being prepped and City Hall asbestos removal is underway so that they can then move on to demo the building. Demo to start March 8<sup>th</sup>.

7. Discussion and possible action on an Ordinance amending Sections 19.37.030 and 19.38.030 of the City Code to allow property within the C4 and C5 zoning districts to be used for medical marijuana transporter activities on a limited basis as a Use Subject to Review. (Planning Commission recommended approval of the Ordinance by a 3-2 vote with 1 member absent).

When the codes were set up they were for dispensaries not growers or processors. Tonight, you are looking at adding transporters and this would allow 1 truck per 10 dispensaries and storage square footage is limited to 2500 sq ft. Councilman Tucker asked how they would decide who could have 2 trucks or who would have to lose a truck if the number of dispensaries dropped to less than 20. Attorney Love stated that they would continue as a legally non-conforming use so they would get to stay in business. Councilman Woolley asked how they came up with the ratio of trucks to dispensaries. Planner Long stated that they looked at other states were doing and they were using density ratios. Councilman Evans asked who would be enforcing the storage square footage. He was told the inspector. The question was asked if the city would get sales tax and the answer was no. There were a lot of issues raised with concerns about live plants and prepackaged goods, wear and tear on city streets. Several Councilmen stated that they did not see a need for the city to allow for transporters.

Motion by Knipp, second by Von Thayer to reject the Ordinance so that transporters are not allowed. Poll vote: Woolley, yea; Von Thayer, yea; Evans, yea; Allsup, nay; Knipp, yea; Tucker, nay; Ryan, nay; and Mickley, yea.

### **Motion Passed.**

8. 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. Planning Commission recommended approval by a

unanimous vote with one member absent, with such support being contingent on the Council's action on the proposed amendments to 19.37.030 and 19.38.030).

**Since item 7 was not approved item 8 was Moot.**

9. Discussion and possible action on approval of a final plat for Cherokee Crossing Section 5. (Cherokee Crossing Development LLC). (Planning Commission recommended approval by a 3-2 vote with 1 member absent.)

Planner Long stated that all inspections were done and the council was given the documents. There were a few things on the punch list that needed taken care of. Mr. Meek is working with Mr. Lay on an issue concerning a possible retaining wall. The previous issue with water draining to the east has been taken care of.

Motion by Evans, second by Ryan to approve the final plat for Cherokee Crossing Section 5. Poll vote: Woolley, yea; Von Thaer, yea; Evans, yea; Allsup, yea; Knipp, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

10. Discussion and possible action on the annual Fire Equipment agreement with Oklahoma County Emergency Management. \*\*\*\*\*

Chief Coy stated that the county was asking for the agreement to be approved a little earlier than normal since they have given the city an \$8,900 Extractor and two \$1,500 blue lights to kill germs so this agreement includes these new items.

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

**Motion Passed Unanimously.**

11. Approval to surplus three (3) Police Sergeant badges from the Police Department and to declare the items exempt from the surplus auction requirements as the value of the badges does not exceed \$1,000 (purchase value for each badge is declared to be (\$ ) and because the badges are both specialized and not suitable for general public use.

Chief Patty stated that usually items are surplus and put on public auction however these are not something to go to public auction. The officers would like to purchase them as mementos of their time serving as Sergeants.

Motion by Ryan, second by Von Thaer to approve surplus the badges and set a price of \$75 and allow the officers to purchase. Poll vote: Woolley, yea; Von Thaer, yea; Evans, yea; Allsup, yea; Knipp, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

12. A. Discussion and possible action on an Ordinance holding the annual “Winter Average” at the current rates and Not Use the December 2020, January 2021 and February 2021 water consumption to calculated the sewer rate for the 2021.

Mayor Mickley stated that he knew the residents were concerned had already had lots of calls. Councilman Ryan thanked the Mayor and the staff for coming up with this.

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

**Motion Passed Unanimously.**

- B. Approval of the emergency clause.

Motion by Knipp, second by Von Thaer to approve the emergency clause. Poll vote: Woolley, yea; Von Thaer, yea; Evans, yea; Allsup, yea; Knipp, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

13. Questions and Comments from Council.

Ryan-thank you to the Mayor for getting all the info out to the citizens. He said he is guessing the Mayor put in very long days. Thanks to Police, Fire and Public works they are second to none.

Von Thaer-said he seconds everything Councilman Ryan said.

Allsup-Ditto-she was so grateful to the sanitation workers when they were able to get the trash picked up. She said that she is glad will get to continue to work with Mayor Mickley.

Woolley-Ditto-said congrats to all the elected and re-elected members. We have the best city, best staff and congrats to Big John on Vice-Mayor.

Knipp-thanks to Police, Fire and Public Works and welcome Councilman Tucker.

Tucker-agrees with everything Councilman Ryan said and looks forward to working with everyone.

Mickley-election over, thank you to the citizens and welcome to Councilman Tucker and welcome back to the others.

Councilman Evans lost connection and did not rejoin the meeting.

14. Adjournment.

Motion by Knipp, second by Von Thær to adjourn. Poll vote: Woolley, nay; Von Thær, yea; Allsup, yea; Knipp, yea; Tucker, yea; Ryan, nay; and Mickley, yea.

**Motion Passed.**

The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer

**MINUTES**

**SPECIAL**

**CITY OF WARR ACRES  
PUBLIC WORKS AUTHORITY MEETING  
TUESDAY  
FEBRUARY 23, 2021  
6:00 p.m.**

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

1. The meeting was called to order at 7:56 p.m. Declaration of a quorum present was given.

**ROLL CALL**

Present by ZOOM

Chairman Jim Mickley  
Vice-Chairman John Knipp  
Trustee Jim Von Thær  
Trustee Pat Woolley  
Trustee Kim Allsup  
Trustee Donnie Ryan  
Trustee Willian Tucker

Absent

Trustee Roger Godwin  
Trustee Jon Evans (lost connection)

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 January 19, 2020. \*\*\*\*
  - B. Approve payment of claim in the amount of \$54,804.31 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of January, 2021. \*\*\*\*
  - C. Approval of payment of claims for the Sewer department in the amount of \$5,653.70.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer