

**MINUTES**

CITY OF WARR ACRES  
REGULAR CITY COUNCIL MEETING  
TUESDAY  
APRIL 19, 2022  
6:00 P.M.

1. The meeting was called to Order at 6:08 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 Roger Godwin  
Councilman John Knipp  
Councilman Jim Von Thær  
Councilwoman Judy Myers  
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  
JP Craig, Project Contractor

2. Call to the Public.

JP Craig with LINGO construction thanked the city for allowing them to be the contractor on the city projects. He said they enjoyed working with everyone and was pleased with the way all the projects turned out.

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 March 15, 2022. \*\*\*\*\*

- |    |                               |              |               |
|----|-------------------------------|--------------|---------------|
| B. | Approval of Expenditures **** | General Fund | \$ 223,374.49 |
|    |                               | 2019 GO Bond | \$ 320,469.43 |
|    |                               | EPA Fund     | \$ 3,360.00   |
|    |                               | CIP Fund     | \$ 5,555.20   |
- C. Approval of Actual Expenditures for March 2022 and Proposed Expenditures for April 2022. \*\*\*\*
- D. Sales Tax History Report. \*\*\*\*
- E. Approval to surplus 282 LF of pre-cast RCB's so they can be sold. These were purchased for the South MacArthur Project before an issue with the depth of the water line was discovered and they were unable to be used and could not be returned.
- F. Approval of a Supplemental Appropriation of funds in CIP for the Fire department to purchase the furnishings needed for the move to the new station in the amount of \$30,000 there was not money available in the Bond fund.

Motion by Schmidt, second by Knipp to approve the consent docket. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, 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 Contractor. \*\*\*\*

Coy-pleased that FEMA money will be reimbursed at not the usual 75% but at 90%.

Turman-running behind on bulk trash pickup so please be patient.

6. Discussion and possible action to forego the permit fee for food trucks for the Route 66 Celebration. It will make it much easier to schedule and get food trucks for this event.

The Mayor stated that this years event looks to be bigger and better than in the past and would like to help the food trucks out by waiving the fee.

Motion by Godwin, second by Tucker to approve waiving the permit fee. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

7. Discussion and possible action on going out to bid for resurfacing the Library Parking lot, budgeted in the CIP budget for \$200,000. They will be closing the library for remodeling around July 1<sup>st</sup>.

The Mayor stated that the agreement with the library actually states the city will assist with the cost of ½ of the interior, the upkeep on the property and the parking. They have agreed that if the city does the parking, they will not ask for the money for the interior.

Motion by Knipp, second by Schmidt to approve going out for bid for the resurfacing of the Library Parking lot. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

8. Discussion and possible action on the payment to Oklahoma Public Employees Health and Welfare Plan. Staff recommendation is to pay it monthly from the Emergency Fund. Approval to way the first two months of payments in the amount of \$33,078.56 and then pay the rest monthly. \*\*\*\*

Motion by Knipp, second by Godwin to approve paying the payment from the Emergency Fund and paying the first two months now and the rest monthly until paid. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

9. Discussion and possible action on appointing Forrest M. Stewart as an Alternate Judge and approval of his contract. \*\*\*\*

Motion by Schmidt, second by Von Thaer to approve appointing Forrest M. Stewart as an Alternate Judge and approval of his contract. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

10. Discussion and possible action on amending the contract with Beverly Palmer from Alternate Judge to Assistant Attorney/Prosecutor. \*\*\*\*

Motion by Godwin, second by Knipp to amend the contract with Beverly Palmer to be the Assistant Attorney/Prosecutor. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

11. Discussion and possible action on Change Orders #1, #3, #4, #5 and #6 with ODOT on the South MacArthur project in the amount of \$89,673.10 and approval of a Supplemental Appropriation in the CIP budget to cover said Change Orders. \*\*\*\*\*  
\*Wallace\*

Engineer Wallace stated that these were due to the water line issues, the moving of a fire hydrant and then the signalization at 36<sup>th</sup> during construction. These change orders will all be contingent on how the quantities come out in the end. This will not be done until close out time of the project but we wanted to go ahead and set the money aside.

Motion by Evans, second by Schmidt to approve Change Orders #1, #3, #4, #5 and #6 with ODOT in the amount of \$89,673.10 and approve the supplemental appropriation in the CIP budget. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

12. 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):

*Mario Velasco, Parcel 4*  
*Amber S. Anderson, Parcel 14*

Motion by Evans, second by Von Thaer to approve the temporary construction easements. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

13. Discussion and possible action on a Resolution on requesting ACOG TAP federal funds for Traffic Signals on NW 63<sup>rd</sup> Street at James Capps Boulevard and approval of supplemental appropriation of funds in the CIP in the amount of \$24,804.20. \*\*\*\*\*

Engineer Wallace funding for this intersection has been applied for 3 different times and did not get a high enough score to be granted funding. Because there was not already an intersection there then there was not data to show great safety concerns to get a score high enough for funding. At the end of the funding cycle ACOG had \$126,000 left and we did get it and that along with city money will be used. This will be a full intersection with left turn capabilities and lighting and crossing. Councilman Schmidt asked if the school would have any of the cost, he didn't understand why the city should have to pay for the full intersection. They informed the city they could not expend bond money for public improvements. That discussion came up several times and that is why the city tried to get funding from ACOG. Engineers are working on it currently. The Engineering fees are not included in these numbers. So, we will have to bring that back another time for your consideration so we can get it done. The \$24,000 to night brings the city side up to \$184,000.

Motion by Tucker, second by Myers to approve the Resolution and approve the supplemental appropriation in the CIP fund in the amount of \$24,804.20. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

14. A. Discussion and possible action on an Ordinance amending Sections 16.03.010, 16.03.020 and 2.09.025 by Implementing the 2018 International Property code as the City's Property Maintenance code and Assigning Enforcement Responsibilities for that code to the City Building Inspector. \*\*\*\*\*

Currently the city is under the 2006 version and this will bring it up to 2018.

Motion by Schmidt, second by Myers to approve the Ordinance amending Sections 16.03.010, 16.03.020 and 2.09.025 by Implementing the 2018 International Property code as the City's Property Maintenance code and Assigning Enforcement Responsibilities for that code to the City Building Inspector. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, yea; Ryan, yea; and Mickley, yea.

**Motion Passed Unanimously.**

- B. Approval of the emergency clause.

Motion by Knipp, second by Mickley to approve the emergency clause. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

15. Questions and Comments from Council.

Von Thaer-thank you to all the employees for all they do and great job public works on clean up.

Myers-thanks Mike Schmidt for suggesting everyone go to the animal shelter it looks great, Ciaria does a great job she was very impressed. Thank you to the public works for getting the graffiti cleaned up at the park. She asked if there was anything that could be done about people just throwing loose trash at the curb, with the wind it goes everywhere. Thanks to the recycle ladies, Mike Woodard and Chief Patty.

Evans-the bond projects were a big deal and a tremendous success thanks to all the citizens that voted for it.

Schmidt-stated that Councilmen Evans, Ryan and himself have been working on the chicken issues and hope to have something for the council to look at soon. They have

been reviewing codes from other cities. Thanks to the citizens for coming to the meetings.

Knipp-thanks all employee's great job.

Godwin-thanks everyone for all you do, excited a TV show is shooting in Warr Acres. If you know anyone in the Health and Wellness fields would like to talk to them about the Route 66 celebration being held on June 18.

Tucker-thanks employees and he also went to the animal shelter and said looked great.

Mickley-have had film crews in town shooting a TV production called the Tulsa King with Sylvester Stallone. The legislature is working on several bills one that would allow the Mayor, City Inspector or Code Officer to carry a firearm while on duty and in municipal buildings, they would have to have a concealed carry license. They are also working on bills that will impact our food truck ordinance. The volunteer group at the animal shelter has been stopped for many reasons, if any of you have questions, I will be glad to answer them after the meeting. We are working with the humane society and are very happy with them. The planning of the Route 66 celebration is in full swing Vice-Mayor Godwin is helping with the health care side and with the car show/car cruise. We could definitely use some help. On May 14<sup>th</sup> from 9am to 1pm we will hold an open house at all of our city buildings. Thank you to all the council for all they do and to the department heads for keeping the city running smoothly.

16. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer

**MINUTES**

**CITY OF WARR ACRES  
PUBLIC WORKS AUTHORITY MEETING  
TUESDAY  
APRIL 19, 2022  
6:00 p.m.**

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

1. The meeting was called to order at 7:00 p.m. Declaration of a quorum present was given.

**ROLL CALL**

Present

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

Absent

Trustee Donnie Ryan

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 March 15, 2022. \*\*\*\*
  - B. Approve payment of claim in the amount of \$55,249.16 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of March, 2022. \*\*\*\*
  - C. Approval of payment of claims for the Sewer department in the amount of \$3,281.68. \*\*\*\*

Motion by Knipp, second by Tucker to approve the consent docket. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, 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 appointing Vice-Chairman Roger Godwin as a Bethany/Warr Acres Trustee to replace John Knipp.

Motion by Knipp, second by Von Thaer to appoint Roger Godwin to the Bethany/Warr Acres Trust. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

5. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 7:01p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer



**SPECIAL  
MINUTES**

CITY OF WARR ACRES  
SPECIAL  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
TUESDAY  
APRIL 19, 2022  
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 7:01 p.m. Declaration of a quorum present was given.

**ROLL CALL**

Present

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

Absent

Trustee Donnie Ryan

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 December 21, 2021 \*\*\*\*\*

B. Approval of payment of claims in the amount of \$2,954.02. \*\*\*\*\*

Motion by Knipp, second by Schmidt to approve the consent docket. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, 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 approval to hire Conventions and More for the rental of tents, platform, tables and chairs for the Route 66 Celebration and pay \$8,760.20.

Motion by Godwin, second by Knipp to approve hiring Conventions and More for the rental of tents, platform, tables and chairs for the Route 66 Celebration and pay \$8,760.20. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

**Items 5 and 6 were pulled.**

5. Discussion and possible action to approve a recommendation from the TIF committee to approve a \$25,000 TIF payment from the Economic Development Authority and a \$25,000 reimbursement from TIF Ad Valorum taxes in one year for a total of \$50,000 for landscaping at the renovated building at 4614 N MacArthur.
6. Discussion and possible action to approve a recommendation from the TIF committee to approve a 50% tax rebate from the General Fund 3 cents of the City's 4 cent sales tax for a period of 3 years or until they reach 1 million dollars in sales tax rebates, whichever comes first. This will end after 3 years, regardless of what the store brings in. If less than 1 million in three years they will not continue. It is up to 1 million for up to 3 years, no longer
7. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer