

**MINUTES**

CITY OF WARR ACRES  
REGULAR CITY COUNCIL MEETING  
TUESDAY  
MARCH 15, 2022  
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

Absent

Mayor Jim Mickley  
Vice-Mayor Roger Godwin  
Councilman John Knipp  
Councilman Jim Von Thær  
Councilwoman Judy Myers  
Councilman Jon Evans  
Councilman Mike Schmidt  
Councilman Donnie Ryan  
Councilman William Tucker

**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

2. Presentation of Plaque to Bob Wehba for his service to the city.

Councilman Tucker, who is Bob’s son-in-law had the honor of presenting the plaque to Bob. He read the plaque and thanked Bob for all the years of service in many different roles with the city.

3. Call to the Public.

Charis Ward who volunteers at the Animal Shelter addressed the council with her concerns.

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 February 15, 2022. \*\*\*\*
  - B. Approval of Expenditures \*\*\*\*
 

General Fund	\$ 155,786.61
2019 GO Bond	\$ 46,975.08
  - C. Approval of Actual Expenditures for February 2022 and Proposed Expenditures for March 2022. \*\*\*\*
  - D. Sales Tax History Report. \*\*\*\*

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

Ramirez-told the council that she had placed at each of their seat's information from the city's insurance carrier and that the city will have to pay a surcharge to help the carrier with a large shortfall. All entities in the group are being charged the fee. Attorney Love also gave them information about the carrier's situation. She stated that it will be on a future meeting to approve how and where to pay the fee from.

Turman-thanks to all the employees that worked hard in the snow storm.

The Mayor showed pictures of the Fire Department and had Chief Coy tell everyone about each picture.

7. Discussion and possible action on a supplemental appropriation of fund from the CIP fund in the amount of \$32,500 and to authorize Chief Patty to purchase one used Police SUV, either a Dodge Durango or a Ford Explorer from Kansas Highway Patrol, this is to replace a Crown Vic that was just totaled. (when the insurance money comes in it will be put back in the CIP fund) \*\*\*\* \*Patty\*

Motion by Knipp, second by Godwin to approve the supplemental appropriation of \$32,500 and authorize the Chief to purchase a used unit from Kansas. Poll vote: Ryan,

yea; Tucker, yea; Godwin, yea; Knipp, yea; Schmidt, yea; Evans, yea; Myers, yea; Von Thaer, yea; and Mickley, yea.

**Motion Passed Unanimously.**

8. Discussion and possible action on an Agreement with ODOT for the Pedestrian Improvements TAP3-3281(004)AG. \*\*\*\* \*Wallace\*

Engineer Wallace stated that this started back in 2018 and has been updated.

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

**Motion Passed Unanimously.**

9. Discussion and possible action on Change Order #5 from LINGO for the Fire department Fence Addition in the amount of \$2,737.34. \*\*\*\*

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

**Motion Passed Unanimously.**

10. A. Discussion and possible action on an Ordinance amending the City of Warr Acres Revised and Restated OkMRF Master Defined Contribution Retirement plan and the Joinder Agreement that were recently amended and restated and approved by the IRS. \*\*\*\*

Clerk/Treasurer Ramirez stated that every few years the IRS reviews and updates the retirement plan and then each entity must approve the changes.

Motion by Ryan, second by Knipp to approve the Ordinance amending the plan. Poll vote: Ryan, yea; Tucker, yea; Godwin, yea; Knipp, yea; Schmidt, yea; Evans, yea; Myers, yea; Von Thaer, yea; and Mickley, yea.

**Motion Passed Unanimously.**

- B. Approval of the emergency clause.

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

**Motion Passed Unanimously.**

11. A. Discussion and possible action on an Ordinance amending Sections 16.15.010 and 16.15.020 by Implementing the 2018 International Mechanical code as the City's Mechanical code. \*\*\*\*

Councilman Evans stated he was concerned about adopting blanket International code he said he understands that there is no leeway they must be followed completely. Inspector Woodard stated that there is leeway. Chief Coy stated that the State Fire Marshal has said the can pick and choose. These are the codes adopted by the State.

Motion by Ryan, second by Schmidt to approve the Ordinance implementing the 2018 International Mechanical code. Poll vote: Ryan, yea; Tucker, yea; Godwin, yea; Knipp, yea; Schmidt, yea; Evans, yea; Myers, yea; Von Thaer, yea; and Mickley, yea.

**Motion Passed Unanimously.**

- B. Approval of the emergency clause.

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

**Motion Passed Unanimously.**

12. A. Discussion and possible action on an Ordinance amending Section 16.08.010 by Implementing the 2017 National Electric code as the City's Electrical code and Repealing Sections 16.08.040, 16.08.050 and 16.08.060. \*\*\*\*

Motion by Schmidt, second by Ryan to approve the Ordinance amending Section 16.08.010 by Implementing the 2017 National Electric code as the City's Electrical code and Repealing Sections 16.08.040, 16.08.050 and 16.08.060. Poll vote: Ryan, yea; Tucker, yea; Godwin, yea; Knipp, yea; Schmidt, yea; Evans, yea; Myers, yea; Von Thaer, yea; and Mickley, yea.

**Motion Passed Unanimously.**

- B. Approval of the emergency clause.

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

**Motion Passed Unanimously.**

13. A. Discussion and possible action on an Ordinance amending Sections 16.16.010 and 16.16.020 by Implementing the 2018 International Plumbing code as the City's Plumbing code. \*\*\*\*

Motion by Ryan, second by Myers to approve the Ordinance implementing the 2018 International Plumbing code. Poll vote: Ryan, yea; Tucker, yea; Godwin, yea; Knipp, yea; Schmidt, yea; Evans, yea; Myers, yea; Von Thaer, yea; and Mickley, yea.

**Motion Passed Unanimously.**

B. Approval of the emergency clause.

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

**Motion Passed Unanimously.**

14. Discussion and possible action on an Ordinance amending Section 16.04.010 by Implementing the 2018 International Building code as the City's Commercial Building code and the 2015 International Residential Building code as the City's Residential Building code. \*\*\*\*

Motion by Knipp, second by Godwin to approve the Ordinance implementing the 2018 International Building code and the 2015 International Residential Building code. Poll vote: Ryan, yea; Tucker, yea; Godwin, yea; Knipp, yea; Schmidt, yea; Evans, yea; Myers, yea; Von Thaer, yea; and Mickley, yea.

**Motion Passed Unanimously.**

B. Approval of the emergency clause.

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

**Motion Passed Unanimously.**

15. 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. \*\*\*\*

B. Approval of the emergency clause.

**This will be on next month there were some issues with it.**

16. Questions and Comments from Council.

Ryan-nothing

Tucker-thanked the Mayor for putting on the Facebook page that there would not be sanitation pick up on the snow days but they would have a curbside pickup on Friday. He thanked the employees and the citizens.

Godwin-appreciates everyone, thanks all employees.

Knipp-thanks to all the employees for taking care of the city.

Schmidt-thanks to Bob for all the years of service. He said that Donnie, Jon and himself are on a committee dealing with chicken and rooster issues and they will have something on a future meeting for the council to consider. He said that on recycle days there is no one at the shelter and it would be a good time for people to be able to come and adopt pets. The area there needs to be cleaned up is has gotten lots of junk sitting there. Also, he challenged the other councilmembers to go and spend some time at the shelter. Thanks employees and he is ready to tour the Police and Fire stations. The Mayor stated that some of the stuff being stored in that area is part of the MacArthur project.

Evans-saw the public works guys out working in the snow was appreciative. Thanks Bob for all the years of service to the city.

Myers-thanks Pam for sitting down and explaining things, thanks Bob Wehba “Mr. Warr Acres”

Von Thaer-thanks Bob for all you have done for the city. Thanks all staff and employees.

Mickley-thanks council and staff for being here tonight. They are working on getting the fire moved to the new building. The police move went well just a few hiccups. The residential street projects are all complete. MacArthur is pretty much on track.

17. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 6:53 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer

**MINUTES**

**CITY OF WARR ACRES  
PUBLIC WORKS AUTHORITY MEETING  
TUESDAY  
MARCH 15, 2022  
6:00 p.m.**

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

1. The meeting was called to order at 6:54 p.m. Declaration of a quorum present was given.

**ROLL CALL**

Present

Absent

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

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 February 15, 2022. \*\*\*\*
  - B. Approve payment of claim in the amount of \$54,673.40 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of February, 2022. \*\*\*\*
  - C. Approval of payment of claims for the Sewer department in the amount of \$1,169.67. \*\*\*\*

Motion by Schmidt, second by Tucker to approve the consent docket. Poll vote: Ryan, yea; Tucker, yea; Godwin, yea; Knipp, yea; Schmidt, yea; Evans, yea; Myers, 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 Myers to adjourn. Poll vote: Ryan, yea; Tucker, yea; Godwin, yea; Knipp, yea; Schmidt, yea; Evans, yea; Myers, yea; Von Thayer, yea; and Mickle, yea.

**Motion Passed Unanimously.**

The meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer



**MINUTES**

**CITY OF WARR ACRES  
SPECIAL  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
TUESDAY  
MARCH 15, 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 6:55 p.m. Declaration of a quorum present was given.

**ROLL CALL**

Present

Absent

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

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 \$1980.00. \*\*\*\*\*

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

**Motion Passed Unanimously.**

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

**Moot.**

4. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 6:57 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer