

MINUTES

CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
TUESDAY
JUNE 21, 2022
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 Chief Coy and the Invocation was given by Mayor Mickley.

ROLL CALL

Present

Mayor Jim Mickley
Council Woman Judy Myers
Councilman Jon Evans
Councilman Mike Schmidt
Councilman William Tucker
Councilman Donnie Ryan

Absent

Vice-Mayor-Roger Godwin
Councilman John Knipp
Councilman Jim Von Thaer

STAFF PRESENT

Matt Love, City Attorney
Roger Patty, Police Chief
Stephen Coy, Fire Chief
Veronica Thompson, Asst. City Clerk
Mike Turman, Public Works Director
Craig Wallace, City Engineer
Marc Long, City Planner

2. CONSENT DOCKET: (individual items may be deleted from the consent docket for discussion and action under #3.)
 - A. Approval of the minutes from the Regular meeting of May 17, 2022. ****
 - B. Approval of Expenditures ****

General Fund	\$297,026.48
2019 GO Bond	\$19,613.16
Emergency Fund	\$16,539.28
CIP Fund	\$10,277.64

- C. Approval of Actual Expenditures for May 2022 and Proposed Expenditures for June 2022. ****
- D. Sales Tax History Report. ****
- E. Acceptance and Supplemental Appropriation of a donation to the Animal Control department in the amount of \$100.00.
- F. Approval of the annual Jail Service Agreement with Oklahoma County Criminal Justice Authority. **** (prison boarding fee was raised by \$9.14 a day)
- G. Approval of the annual Fire Equipment Agreement with Oklahoma County. **** (no change from last year)
- H. Approval of the annual agreement with Oklahoma City Information Technology/Public Safety Radio System License agreement. **** (no change from last year)
- I. Approval to surplus (1) Police Deputy Chief Badge and (1) Glock Model 21 .45 caliber pistol Serial Number #SWH-709 and authorize the transfer of said badge and pistol to Major John Gray upon retirement per Municipal Ordinance 2.16.135 A and E.
- J. Approval of the contract with Beverly Palmer as an Alternate Judge. ****
- K. Approval of the contract with Douglas Baxter as the Asst. Attorney/City Prosecutor. ****
- L. Approval to use the money held in Escrow (\$44,182.34) with OMAG to paydown the premium for Workers' Compensation. (Premium is \$272,501.00, would reduce it to \$228,318.66) and approval to pay the \$228,318.66.

Motion by Schmidt, seconded by Ryan to approve the consent docket. Poll vote: Schmidt, yea; Ryan, yea; Tucker, yea; Myers, yea; Evans, yea; Mickley, yea.

Motion Passed Unanimously.

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

Moot

- 4. Receive reports from Staff: Police Chief, Fire Chief, City Clerk, City Attorney, Public Works Director, City Engineer, City Planner. ****

Chief Patty- Nothing to report
 Chief Coy- Nothing to report

City Clerk-Nothing to report

Attorney-he and the City Planner had a phone call regarding the lot split and sewer access issues that were on the PC and Council Agendas, that may not be an issue after all.

Public Works Director- Bulky waste starts next month (July)

Craig- nothing to report other than what is in his report and on the agenda.

City Planner-Nothing to report.

5. Final Public Hearing, discussion and possible action on a Use Subject to Review concerning a Lot Split Located at 5853 NW 58th, Warr Acres OK, 73122. Applicant: Arturo De Lara.

Matt stated The Planning Commission did not make a recommendation they tabled this item indefinitely, with it coming back to the Commission at the request of the applicant. The Commission requested the Council table the item indefinitely to be brought back before the Council if a recommendation comes from the Commission.

Matt also stated he doesn't think it will come back before the Council. The applicant wanted to create 2 pieces of property that are already 2 pieces of property and the main issue was the lack of access to the City's sewer system. They found a deed from 1977 for the property to east that had a reserve 20ft utility and sewer easement for the benefit of the properties to the west. He and Marc will be sending a letter to the applicant and the adjacent property owner explaining what they found and they will need to consult with their own professionals on how they want to handle the situation going forward.

Motion by Evans, seconded by Tucker to table the item indefinitely until it comes back from the Planning Commission. Poll vote: Evans, yea; Tucker, yea; Ryan, yea; Myers, yea; Schmidt, yea; Mickley, yea.

Motion Passed Unanimously.

6. Discussion and possible action on condemnation and/or demolition of a house located at 6025 NW 57th Street. *Woodard/Turman* *****

Shannon Taylor, the attorney for CitiMortgage Company, stated this is a unique situation. There was a foreclosure referral and half way through the foreclosure process the borrower filed bankruptcy. The borrower brought the loan current through bankruptcy. The foreclosure was dismissed then the bankruptcy was dismissed and then the borrower died. She is asking for a little more time. The mortgage company is in the process of ordering an appraisal of the property. They understand there have been a lot of complaints. It's possible the mortgage company could possibly pay for a demolition and foreclose on the raw land.

Matt recommended they give 60 days to make sure there would be enough time for the appraisal and the report to be done.

Motion by Ryan, seconded by Myers to table the item to the August 16, 2022, Council Meeting. Poll vote: Ryan, yea; Myers, yea; Evans, yea; Schmidt, yea; Tucker, yea; Mickley, yea.

Motion Passed Unanimously.

Item 12 was heard after Item 6.

Item 11 was heard after 12 but before item 7.

7. Discussion and possible action on the to accept Replenish Recycling Company to do our recycling for tin cans, aluminum cans, plastics 1 and 2, and cardboard on a trial basis from August to October with the city continuing to recycle glass in the dumpsters like is currently being done. Place an item on the October agenda to discuss and take possible action based on the feedback from the trial run, whether or not to continue using Replenish Recycling Company. *Schmidt*

Mayor said if we do this it will be the Warr Acres Recycling and NOT the Warr Acres/Bethany Recycling.

This item was heard and discussed on last months agenda. Councilman Schmidt requested the Council have another discussion regarding trying Replenish on a trial period.

Councilwoman Myers spoke with Ryan Hart with Replenish they are willing to do the trial period, no obligation if we choose to not use them. They will have a representative onsite for the 2 or 3 months to help and to answer any questions.

Councilman Schmidt stated we will continue with the 1st Saturday of the month for the recycling that won't change.

Barbara Harris stated she and Jan have been doing this for 14 years and thanked the council, she stated this is the first time they felt like they have been supported.

Motion by Schmidt, seconded by Tucker to approve Replenish Recycling Company to do our recycling for tin cans, aluminum cans, plastics 1 and 2, and cardboard on a trial basis from August to October. With the trial run to be reviewed by the council at the October regular meeting. Poll vote: Schmidt, yea; Tucker, Myers, yea; Ryan, yea; Evans, yea; Mickley, yea.

Motion Passed Unanimously.

8. Discussion and possible action on supplemental additional appropriation of \$20,000 in the CIP Fund to line-item Library Parking Lot for the paving and engineering fees, acceptance of recommendation to award the bid to Silver Star Construction in the amount of \$207,000 for the Library Parking Lot. ****

Motion by Evans, seconded by Myers to accept the additional appropriation of \$20,000 and to accept Silver Star Constructions bid. Poll vote: Evans, yea; Myers, yea; Tucker, yea; Ryan, yea; Schmidt, yea; Mickley, yea.

Motion Passed Unanimously.

9. Discussion and possible action on approval of the SRB agreement for Engineering related to the James Capps/NW 63rd Intersection, approve supplemental additional appropriation of \$23,860.00 to the line-item Traffic/Pedestrian Control Intersection 63rd. ****

Motion by Ryan, seconded by Myers to approve SRB Agreement for Engineering related to James Capps/NW 63rd Intersection and approve the additional appropriation of \$23,860.00. Poll vote: Ryan, yea; Myers, yea; Schmidt, yea; Evans, yea; Tucker, yea; Mickley, yea;

Motion Passed Unanimously.

10. Discussion and possible action on approval of the SRB agreement for Sanitary Sewer Improvement Engineering related to ARPA funds (engineering, bidding and construction admin). **** (this will be paid out of the ARPA funds)

Motion by Evans, seconded by Schmidt to approve SRB agreement for Sanitary Sewer Improvement Engineering related to ARPA funds. Poll vote: Evans, yea; Schmidt, yea; Myers, yea; Ryan, yea; Tucker, yea; Mickley, yea.

Motion Passed Unanimously.

11. Council update on situation between Cherokee Crossing and Moonlight Development (Tony Meek) No action to be taken. – Mark Nestlen

Item 11 was heard after Item 12 but before Item 7.

Mark Nestlen 7024 Cherokee Crossing E- HOA President.

Mr. Nestlen spoke to the council regarding issues between Cherokee Crossing and Moonlight Development (Tony Meek) He stated Mr. Meek improperly transferred some property to the HOA without the HOA knowing. He also went over drainage, tall grass and weeds, dumping issues, sidewalk and debris issues. He asked for the Attorney and the Mayor to have a conversation to see what the City can do to help with this issue.

Mayor state he and Matt will look into the issues.

Item 12 was heard after Item 6.

12. Discussion and possible action on entering into executive Session to discuss the City's information technology as it relates to the design or functional schematics of the systems that demonstrate the relationship or connections between devices or systems, system

configuration information, security monitoring and response equipment placement and configuration, specific location or placement of systems, components or devices, and business continuity and disaster planning, or response plans as authorized by 25 O.S. 307(B)(11)e.

Motion by Ryan, seconded by Tucker to go into Executive Session. Poll vote: Ryan, yea; Tucker, yea; Myers, yea; Evans, yea; Schmidt, yea; Mickley, yea.

Motion Passed Unanimously.

The council entered into Executive Session at 6:11 p.m.

The council returned to open session at 6:35 p.m. with No Action Taken.

13. Questions and Comments from Council.

Councilwoman Myers- Rt 66 was very well done. Thanked everyone involved, she enjoyed herself. Next year would like to have a City Council booth.

Councilman Evans- pleased the recycling went through. He would like to see the city get out of handling the recycling and someone else do it.

Councilman Schmidt- he thanked Pam for the memo on the where we are at on the budget, she did a really good job. Thanked everyone who came out to the Rt 66 festival.

Councilman Tucker- apologized for not making it to the Rt 66 festival, he was dealing with other issues.

Councilman Ryan- Rt 66 was good, a lot of vendors, everyone was friendly. Everyone he spoke with had positive things to say about it. Appreciates Matt, Mike, Judy, Barbara and Jane for all the work that has been done on the recycling. It will be great once it's up and running.

He also asked the status of the repair of the Warr Acres sign at 50th and Mac.

Mike T- he had to order parts for the sign and he will start working on getting fixed.

Councilman Ryan asked Craig if the MacArthur Project is on schedule. Craig stated it has been pushed back to August for completion.

Mayor- The grocery store that was looking at the 5 acres behind Golden Corral has pulled out and no longer looking at that site. They are looking at 2 other possible sites in Warr Acres. Thanked the council for writing to their representatives regarding the two bills 1016 and 1017 and they have been pulled. OML made a list of all the bills that have been passed and signed by the Governor, which a copy was left in their seat. The Warr Acres Rt. 66 Festival beat all categories, we had the largest crowd ever. Estimated 5,000 people

for a city of 10,000. We had the most vendors, most cars, most food trucks and the most port-o-potties! Thank everyone on the council and the staff for making this a huge success. He has heard nothing but positive feedback.

14. Adjournment.

Motion by Myers, seconded by Schmidt to adjourn. Poll vote: Myers, yea; Schmidt, yea; Evans, yea; Ryan, yea; Tucker, yea; Mickley, yea.

Motion Passed Unanimously.

The meeting was adjourned at 7:34 p.m.

Veronica Thompson
Asst. City Clerk/Utilities

MINUTES

CITY OF WARR ACRES
PUBLIC WORKS AUTHORITY MEETING
TUESDAY
JUNE 21, 2022
6:00 p.m.

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

1. The meeting was called to order at 7:34 p.m. Declaration of a quorum present was given.

ROLL CALL

Present

Mayor Jim Mickley
Trustee Judy Myers
Councilman Jon Evans
Trustee Mike Schmidt
Trustee William Tucker
Trustee Donnie Ryan

Absent

Vice-Mayor-Roger Godwin
Trustee John Knipp
Trustee Jim Von Thær

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 17, 2022. ****
 - B. Approve payment of claim in the amount of \$57,766.57 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, 2022. ****
 - C. Approval of payment of claims for the Sewer department in the amount of \$3,256.32

Motion by Evans, seconded by Ryan to approve the Consent Docket. Poll vote: Evans, yea; Ryan, yea; Myers, yea; Tucker, yea; Schmidt, yea; Mickley, yea.

Motion Passed Unanimously.

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

Moot.

4. Adjournment.

Motion by Ryan, seconded by Schmidt to adjourn. Poll vote: Ryan, yea; Schmidt, yea; Evans, yea; Tucker, yea; Myers, yea; Mickley, yea.

Motion Passed Unanimously.

The meeting was adjourned at 7:35 p.m.

Veronica Thompson
Asst. City Clerk/Utilities

**SPECIAL
MINUTES**

CITY OF WARR ACRES
SPECIAL
ECONOMIC DEVELOPMENT AUTHORITY MEETING
TUESDAY
JUNE 21, 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 7:35 p.m. Declaration of a quorum present was given.

ROLL CALL

Present

Mayor Jim Mickley
Trustee Judy Myers
Councilman Jon Evans
Trustee Mike Schmidt
Trustee William Tucker
Trustee Donnie Ryan

Absent

Vice-Mayor-Roger Godwin
Trustee John Knipp
Trustee Jim Von Thaer

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 May 17, 2022 ****
 - B. Approval of payment of claims in the amount of \$5,492.50

Motion by Ryan, seconded by Tucker to approve the consent docket. Poll vote: Ryan, yea; Tucker, yea; Schmidt, yea; Evans, yea; Myers, yea; Mickley, yea.

Motion Passed Unanimously.

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

Moot.

4. Adjournment.

Motion by Schmidt, seconded by Myers to adjourn. Poll vote: Schmidt, yea; Myers, yea; Evans, yea; Tucker, yea; Ryan, yea; Mickley, yea.

Motion Passed Unanimously.

The meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Veronica Thompson
Asst. City Clerk/Utilities