

**MINUTES**

CITY OF WARR ACRES  
REGULAR CITY COUNCIL MEETING  
TUESDAY  
JULY 19, 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 Thaer  
Councilwoman Judy Myers  
Councilman Jon Evans  
Councilman Mike Schmidt  
Councilman William Tucker  
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  
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 June 21, 2022. \*\*\*\*

B. Approval of Expenditures \*\*\*\*

General Fund	\$160,947.42
E911 Fund	\$ 14,398.73
Emergency Fund	\$ 16,539.28
CIP Fund	\$ 13,918.28
Sewer Line Fund	\$ 2,059.20

C. Approval of Actual Expenditures for June 2022 and Proposed Expenditures for July 2022. \*\*\*\*

- D. Sales Tax History Report. \*\*\*\*
- E. Acceptance and Supplemental Appropriation of a donation to the Fire Department for landscaping in the amount of \$3,000.00.
- F. Approval to surplus 41 total MaCom P7100IP radios, 28 total Harris M7100 mobile radios, associated wiring harnesses for the mobile radios, 10 radio microphones for the portable radios (Otto brand), 20 chargers for the portable radios, 20 batteries for the portable radios, 4 base station style radios.

Councilwoman Myers asked who made the donation. Clerk Ramirez asked Chief Coy if it was ok to tell who it was and he said yes. Clerk Ramirez stated that it was Chief Coy's father that made the donation of the \$3,000 for the Fire Department for landscaping at the new station.

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

**Motion Passed Unanimously.**

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

**Moot.**

**Items 5, 6 and 7 were heard before item 4.**

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

Chief Coy-thank you to the public works for loaning them some equipment to do some landscaping and thank you to the American Legion for the use of their property during the recent training and thanks to the citizens who have brought them water.

PWD Turman-asked citizens to be patient on the pick up of big trash they are running behind, but they will get it.

- 5. Final Public Hearing, Discussion and possible action on a Use Subject to Review concerning an application for rezoning of property from TC-R1 (Town Center – Single Family Residential) to TC-SPUD (Town Center-Simplified Plan Unit Development; applicant proposes that the uses would be those for the (C3 Neighborhood Shopping District). This item will include possible action to determine whether the 120-foot frontage requirement for rezoning should be waived based on a finding that the application is both consistent with the Comprehensive Plan and that the development proposed is consistent with the zoning of the properties surrounding the subject property.

Location: 5814 N.W. 50<sup>th</sup>, Warr Acres OK 73122. Applicant: Lucas Victor Vasquez.  
(Planning Commission recommended approval by a vote of 6-1)

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

**Motion Passed Unanimously.**

City Planner Long told the council that this property is currently vacant and has a house on it. It will be used as a showroom, and offices for the business. There will be no manufacturing at the location. The application is consistent with the C3 Town Center overlay. The request for an 85-foot frontage is acceptable. Councilman Evans asked about privacy fencing. The council was told that there will be privacy fencing on the east and south sides of the property. Councilman Schmidt asked what would happen if they did do manufacturing at the location. He was told that they would be in violation of the code and fined. The architect for the applicant explained why she placed the building on the property in the proposed location and how many square feet of the building would be used as a showroom and how much for offices. She was asked if there was room for the delivery trucks to get in and out of the property without issues, and the answer was yes. The cutting of any granite will take place at another location. This location will be for customers to look at granite pieces and purchase, then the slab would be taken to the cutting location.

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

**Motion Passed Unanimously.**

Councilman Evans told the council that setting up the overlay and Town Center took months to get done. This application does meet the intent of the overlay rule. The concerns that were raised at the planning commission the first time it was before them was manufacturing or cutting of the slabs and the noise and dust it would cause. Those concerns no longer exist.

Motion by Evans, second by Schmidt to accept the recommendation from the planning commission to approve the Use Subject to Review rezoning the property from TC-R1 to TC-SPUD and waive the 120-foot frontage and allow an 85-foot frontage. Poll vote: Von Thaer, yea; Myers, nay; Evans, yea; Schmidt, yea; Knipp, nay; Godwin, yea; Ryan, yea; Tucker, yea; and Mickley, yea.

**Motion Passed.**

6. Discussion and possible action on approval to purchase Dell computers and equipment for all city departments through the Dell National Cooperative Purchasing Alliance in the amount of \$31,299.45. (Budgeted in CIP for \$80,400) \*\*\*\*\*

Clerk Ramirez stated that the last time the city purchased a group of computers was in 2016, they are way past needing to be replaced.

Motion by Godwin, second by Tucker to approve purchasing new Dell computers for all city departments. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Ryan, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

7. Discussion and possible action on approval to purchase a Canon Color copier from State Contract from Sumner One in the amount of \$8,470.76 from CIP Fund. (Budgeted in CIP for \$15,000) \*Ramirez\* \*\*\*\*\*

Clerk Ramirez stated that the current copier was purchased in 2014.

Motion by Godwin, second by Von Thaer to purchase a Canon Color copier. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Ryan, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

**Item 4 was heard before item 8.**

8. Acceptance of the 2021 Annual Audit and the 2021 Single Audit performed by Arledge and Associates. \*\*\*\*\*

Clerk Ramirez stated that this audit was very through and they asked for more detailed information than they ever have.

Motion by Tucker, second by Knipp to accept the 2021 Annual Audit and the 2021 Single Audit. Poll vote: Von Thaer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Ryan, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

9. Discussion and possible action on setting a rate for the rental of the old Fire Station and determine if the renter or the city will pay the utilities (water and electric). \*\*\*\*\*

Mayor Mickley told the council that Pafford was interested in renting the fire department portion of the old building. He said that he had talked to a real estate person that told him for an older building in a residential area \$10-\$11 per sq foot would be reasonable. If they decide on the \$10 rate it would be \$5,050 per month. He said there is only one meter on the building for electric and he had the billing pulled for the last year and there

had not been any charges. The city gets so many hours a year credit. There is not gas service there is only water and electric. He stated he would like to set it up for them to pay an additional \$150 per month for utilities and then after six months see if that is enough or too much and adjust. He would like to get them to agree to a 5-year lease. This would also insure there one unit dedicated to Warr Acres was actually in Warr Acres. He would like the council to give him some guidance as to what they think. There was discussion about no lower than \$4,500.

Motion by Ryan, second by Tucker to authorize the Mayor to negotiate the best deal for the rental rate. Poll vote: Von Thayer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Ryan, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

10. Discussion and possible action on authorizing the Public Works Director to advertise for bids for park equipment. (Budgeted in CIP for \$300,000) \*\*\*\*\*

Councilman Godwin thanked Mike for doing all this great work, he said he knows it is not easy to find people to do this. He called the guys that designed The Village parks and they can do a full assessment of all the parks on safety/design and all that stuff and give us an idea of what we can or should get rid of and what to keep because there is nostalgia with some on the items and people have an emotional attachment to them. Mayor Mickley state that PWD Turman has done a great job putting together specs for equipment at all the parks. PWD Turman has worked with OMAG and a parks equipment person to determine what should go in each park at this time. The Mayor stated that this item is just to go out for bids so we can see if we can do all of this or not. The council is not making a decision on it tonight other than to go for bids. OMAG has sent out their two certified parks experts and they gave us a report as to what needed to be taken out due to safety and what could be kept. We are planning on trying to save some of the equipment Councilman Godwin mentioned. There are guidelines that are out there such as how far the swing has to be from the poles so that kids can not get themselves wrapped around the pole. Also, swings for different age groups need to be separated, these are just a couple of the rules. All the equipment is stainless steel and uv protected to extend the life of the equipment. There are so many options you could go on and on but you have to narrow it down and make a decision. Mayor Mickley stated that PWD Turman has been working on this for a long time. Councilman Godwin would like to have a landscape design for each park. PWD Turman had the council look at the pictures in the packet. He said in the packet is the plan for each park. He also stated that there are structures in the parks that need work done and they will use some of the \$300,000 to fix those but this is not in the bid packet, only the equipment for the parks is.

Motion by Schmidt, second by Godwin to authorize PWD Turman to advertise for bids. Poll vote: Von Thayer, yea; Myers, yea; Evans, yea; Schmidt, yea; Knipp, yea; Godwin, yea; Ryan, yea; Tucker, yea; and Mickley, yea.

**Motion Passed Unanimously.**

11. Questions and Comments from Council.

Ryan-will be excited when MacArthur is finished.

Godwin-trip to Lesotho was good talked to the ambassador there so they know Warr Acres exist. Has talked to Ms. Ortiz and Super Mercado and is excited about working with the city on future festivals in September will be the Armistead festival and parade and the Peruvian festival this Sunday so lots of cool things going on. He told Police, Fire and Public Works they are all awesome and Matt your ok.

Knipp-thank Mike and Pam's people and also Police and Fire they all do a great job, tell them thanks.

Schmidt-Roger was not here last month so wanted to say thank you for the work you did on the Route 66 Festival, it was great. Big trash I try and offer the guys water I know is hard a he really appreciates them. Thanks to Mr. Vasquez who was told no he couldn't do what he wanted to do so he changed his plans because he wants to be in Warr Acres. Councilman Evans helped him change his mind on the issue, he was going to vote no but see that it will be an asset to the Town Center. Lastly, thanks for voting for the upgrades to the Parks, we have done infrastructure and the new buildings and now we need to do the parks for the families. Thanks police, fire and Mike for all the non-since you have to put up with it is appreciated.

Evans-we knew when we passed the Town Center it would be a slow ordeal but it is getting started and hopefully will pick up some speed. Thanks to Chief Patty on the follow up on some constituent complaints, he is always easy to work with and he did check with the Mayor before he called the chief.

Myers-just a reminder that the new recycling starts August 6<sup>th</sup> and she will be there helping since it will be different than what people are use to. Mike has challenged everyone to come out and help. Thanks to all the attendees here tonight and thanks to Chief Coy's dad for the donation.

Von Thaer-thanks to all the city employees for all the great work they do, the city is growing and makes it exciting.

Mickley-thanks to the council for the great work tonight, legislature is in session so we wait to see what they do, MacArthur is running about a month late but they will be done soon they have given us August for completion.

12. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 7:13 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer

**MINUTES**

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

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

1. The meeting was called to order at 7:13 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 Willian Tucker  
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 June 21, 2022. \*\*\*\*\*
  - B. Approve payment of claim in the amount of \$58,842.25 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of June, 2022. \*\*\*\*\*
  - C. Approval of payment of claims for the Sewer department in the amount of \$4,321.85.

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

**Motion Passed Unanimously.**

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

**Moot.**



4. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 7:14 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer

**MINUTES**

**CITY OF WARR ACRES  
SPECIAL  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
TUESDAY  
JULY 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 7:14 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 Willian Tucker  
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 June 21, 2022 \*\*\*\*
- B. Approval of payment of claims in the amount of \$2,701.30.

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

**Motion Passed Unanimously.**

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

**Moot.**

4. Adjournment.

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

**Motion Passed Unanimously.**

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez  
City Clerk/Treasurer