

MINUTES

CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
TUESDAY
JULY 18, 2023
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 Invocation was given by Pastor Eric Tyler from The Bridge.

ROLL CALL

Present

Mayor Roger Godwin
Vice-Mayor Mike Schmidt
Councilman Scott Tribbey
Councilman John Knipp
Councilwoman Deborah Morris
Councilman Jim Von Thaer
Councilwoman Judy Myers
Councilman Randy Prince
Councilwoman Victoria Douglas

Absent

STAFF PRESENT

Roger Patty, Police Chief
Stephen Coy, Fire Chief
Veronica Thompson, Asst. City Clerk
Craig Wallace, City Engineer
Marc Long, City Planner

2. Nomination by Councilman Prince of Victoria Douglas to fill the Ward IV Council vacancy. Administer Oath of Office.

Motion by Prince, seconded by Schmidt to approve the nomination of Victoria Douglas to fill the Ward IV Council vacancy. Poll vote: yea's; Prince, Schmidt, Morris, Knipp, Von Thaer, Myers, Tribbey, Godwin.

Mayor Godwin issued the Oath of Office to Councilwoman Douglas.

Motion Passed Unanimously.

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 June 20, 2023 and Special meeting of July 6, 2023. ****
- B. Approval of Expenditures ****

General Fund	\$ 166,410.63
EPA Fund	\$ 1,200.00
CIP Fund	\$ 25,312.50
- C. Approval of Actual Expenditures for June 2023 and Proposed Expenditures for July 2023. ****
- D. Sales Tax History Report. ****

Motion by Tribbey, seconded by Von Thaer to approve the Consent Docket items A-D. Poll vote: yea's; Tribbey, Von Thaer, Schmidt, Myers, Douglas, Prince, Knipp, Morris, Godwin.

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. ****

Craig- they are completing the sidewalk project on 49th St. Communicating with ACOG there is funding that is available to all cities that are doing a double annual allocation, he has met with the mayor and looking into projects. The sidewalk awarded the ODOT /Tap project, looking at doing consulting selection and working with project manager with ODOT to get that started. Update on the street lights, when reported previously, they were supposed to get all the materials they received half of the materials then the tornado in Tulsa put them behind its scheduled for completion for August, even though the it hasn't started.

Chief Patty- updated the council on the Flock cameras. Between May 1, 2023-July 9, 2023, they received 40 notifications, 26 of the notifications were used in investigative cases. They were able to locate 11 stolen vehicles, recovered 7, made 8 arrests, 3 of the vehicles were received and given back to the owner but the reporting agency forgot to remove it from the system. It was used to find a carjacker that happened at 36th and MacArthur, used to get info on felony vandalism. It was used to find and arrest a burglary suspect as well as a rape suspect. Also used to find a suspect in an assault that also was a burglary and in possession of firearms.

Chief Coy- thanked PD for initiating the First Two Program, they used it twice once on a medical call and once on fire to get ahold of people they couldn't reach.

FD prepared a Pelican box that Pafford is outfitting with 40-50 doses of Narcan for an Opioid/Overdose crisis kit. We are going to be a regional resource for surrounding fire departments including Bethany and Yukon. If there is an event when several people overdose at one time, we will be prepared to help.

Pafford submitted their monthly compliance report, but was not in time to include in the packet, their average response time for June was 6:29. Very grateful the council approved them to go into the old FD.

Turman- Bulky waste continues in Wards 3 & 4. There was a fatality at the landfill on 14th so it was shut down for the day. Had the guys work Saturday to empty the trucks.

Dakota- working with PC Schools on their upcoming PUD application, which will mostly likely be on the September agenda. She and Craig will be working with the City and ACOG on transportation grants to secure more funding.

Matt- Nothing

6. Final Public Hearing, discussion and possible action on a Use Subject to Review concerning a General Warehouse or Distribution center, located at 5015 N Meridian Ave, Warr Acres, OK 73112. Applicant Yasir Ansar. **** (Planning Commission recommended approval by a unanimous vote with 2 members absent)

Applicant was not present for the meeting. The item was skipped over until the end of the meeting. Applicant still did not show, the application is deemed withdrawn.

7. Presentation and discussion regarding the role of the City Council under the City Charter. *Love* ****

Matt went over the Role of the Council. Section 2-4 of the Charter.

8. Discussion and possible action on rejecting both bids received for the WA-2022-01 Sanitary Sewer enhancement project. *Long* ****

Both bids were received June 13, 2023, and both exceeded the Engineer's cost estimate and the available ARPA funding allotted for the project.

Councilman Schmidt stated this needs to be done. Marc agreed and said this is going to be part of the Waste Water Master Plan as we identify other funding sources over the next few months, this will be addressed as a high priority project. The ARPA funds will be used on multiple smaller projects.

Motion by Schmidt, seconded by Knipp to reject both bids received for the WA-2022-01 Sanitary Sewer enhancement project. Poll vote: yea's; Schmidt, Knipp, Prince, Morris, Douglas, Von Thaer, Myers, Tribbey, Godwin.

Motion Passed Unanimously.

9. Discussion and possible action on authorizing the mayor to have Warr Acres Public Works do concrete work for a parking pad and sidewalk at the Animal Shelter along with new drainage and approve a transfer of CIP funds from the line-item Playground Equipment to a new line-item Animal Shelter upgrades parking pad, sidewalk & drainage in the amount of \$5,000. *Myers* ****

Motion by Schmidt, seconded by Morris to approve authorizing the mayor to have the Warr Acres Public Works do concrete work for a parking pad and sidewalk at the Animal Shelter along with new drainage and approve a transfer of CIP funds from the line-item Playground Equipment to a new line-item Animal Shelter upgrades parking pad, sidewalk and drainage in the amount of \$5,000.00 Poll vote: yea's: Schmidt, Morris, Knipp, Prince, Douglas, Von Thae, Myers, Tribbey, Godwin.

Motion Passed Unanimously.

10. Discussion and possible action on authorizing the Mayor to execute an agreement with CLS Landscape Architectural Services for Wayfinding and Signage design in the amount of \$5,250.00 from the CIP Fund line-item New Welcome/Directional Signage. (CIP budget \$100,000) *Mayor* ****

There was much discussion and questions regarding the cost and the work the company will be doing. The Mayor is going to get with the company to get some of the questions answered that the Council had regarding these matters.

Motion by Schmidt, seconded by Von Thae to Table this item to the next regularly scheduled Council Meeting with the condition that council members email the Mayor their questions or concerns within a week so the mayor can get with the company to be ready for next month's meeting. Poll vote: yea's; Schmidt, Von Thae, Tribbey, Myers, Douglas, Prince, Knipp, Morris, Godwin.

Motion Passed Unanimously.

11. Discussion and possible action on authorizing the Mayor to execute an agreement with CLS Landscape Architectural Services for City of Warr Acres Planting Bed Redesign in the amount of \$6,600.00 from the CIP Fund line-item New Welcome/Directional Signage. (CIP budget \$100,000) *Mayor* ****

No action on this item. The Mayor is going to get with OSU Extension and discuss this item being a student project.

12. Discussion and possible action to approve annual contract with Halff Associates Inc. for support to the Warr Acres OKR04 MS4 Stormwater Program required by the ODEQ. *Turman* ****

PWD-Turman- gave a power point presentation of the Clean Water Act and why it was started. He is asking for Halff Associates Inc. to help with the program required by DEQ.

Motion by Tribbey, seconded by Morris to approve annual contract with Halff Associates Inc. for support to the Warr Acres OKR04 MS4 Stormwater Program required by ODEQ. Poll vote: yea's; Tribbey, Morris, Myers, Von Thaer, Douglas, Prince, Knipp, Schmidt, Godwin.

13. Discussion and possible action to purchase a replacement packer blade for Unit 516 Front Loader Refuse Truck from United Engines Inc not to exceed \$20k, money will come from the Sanitation Vehicle Maintenance account. *Turman* ****

Motion by Schmidt, seconded by Knipp to approve the purchase of a replacement packer blade for Unit 516 Front Loader Refuse Truck from United Engines Inc. not to exceed \$20k, money will come from the Sanitation Vehicle Maintenance account. Poll vote: Yea's; Schmidt, Knipp, Prince, Morris, Douglas, Von Thaer, Myers, Tribbey, Godwin.

Motion Passed Unanimously.

14. Discussion on retaining a contractor or contractors to assist and/or supplement City's Code Enforcement personnel on either a temporary or permanent basis. *Prince* ****

Councilman Prince stated Code Enforcement does a great job working the City Ordinance violations believes there are many violations exist and not enough time and people.

There was discussion regarding hiring a contractor but all the contractor could do is drive around and write down code violations and bring them back to the Code enforcement officer. This person would not have any authority to enforce any violations. Then there was discussion on hiring part -time help. Councilman Schmidt asked the Code Enforcement Officer if she felt overwhelmed and needs the help. She stated not at this time, this has been the first year she has been this busy. Councilman Schmidt suggested that if she ever feels overwhelmed and felt like she needed extra help to get with the Mayor and discuss.

15. A. Discussion and possible action on an Ordinance amending 2.37.010 the annual salary of the Mayor. *Schmidt* ****

B. Approval of the emergency clause.

A. Motion by Tribbey, seconded by Morris to amend Ordinance 2.37.010 the annual salary of the Mayor beginning February 2025 to an annual salary \$22,160.00, at a payrate of \$1,846.67 per month. Poll vote: Tribbey, Morris, Prince, Douglas, Myers, Schmidt, Godwin. Nay's; Knipp. Abstain; Von Thaer.

Motion Passed.

Councilwoman Myers asked when a new Mayor comes into office can that person waive the full salary and request half to be paid. Matt answered yes.

B. Motion by Schmidt, seconded by Myers to approve the emergency clause. Poll vote: yea's; Schmidt, Myers, Tribbey, Von Thayer, Douglas, Prince, Morris, Godwin. Nay's; Knipp.

Motion Passed.

16. Question and comments from Council.

Prince- Thanked the city workers. He saw on channel 9 WAPD enforcing speeding and writing more tickets. Chief Patty stated it's part of the Highway Safety Grant initiative/ Traffic Grant Program and they are asking for more speed enforcement. They ask for several different enforcement programs throughout the year, i.e., click it or ticket and drunk driving enforcement around the holidays.

Von Thayer- Thanked the WAPD and WAFD, the city workers', City Council.

Morris- Thanked Mike Turman, for the big trash. Thankful for volunteering his workers fixing the ACO. Also thanked Councilmen Schmidt for the idea.

Myers- New Pizza Hut on NW Expressway. Take 5 has broken ground. Thanked Pam on the great job she did on the Audit. Asked Matt if some of the accounts, ECO, can they go into an interest -bearing account. Matt stated government is restricted on what they can invest in, but can be invested in certain interest -bearing accounts. He will get her the info. The ECO fund on last year's audit is the same amount of this year's audit. Thanked Cheryl and Mike Tuman's team for their hard work.

Knipp- Thanked Turman and his workers. Thanked FD and PD.

Tribbey- Welcomed Councilwoman Douglas. Congrats to Chief Patty on the new Flock cameras. Thanked Matt Love for his civic lesson, reminded him of something he picked up in junior high.

Schmidt- Stated he speaks to code enforcement at least once a week. He receives calls from citizens about issues in his ward and appreciates everything she does. He mentioned name plates that the Mayor will discuss on his comments. Thanked the FD, he has a neighbor who every 2 weeks falls down and they always there helping. Another neighbor's house caught fire and they responded quickly. Welcomed Councilwoman Douglas.

Douglas- Thanked the council for approving her nomination. She's always wanted to serve.

Godwin- he has a friend that made his name plate, and he would like to get each councilmember one. Thanked PD, FD and Public Works, the City has had several celebrations, for helping with barriers and being engaged in the community. The event center has been packed and has several festivities. The Peruvian festival is coming up soon. Keith Webber, he is going to be the City's grant writer, on his own time and dime, he is working on a grant for Public Safety, would like the council to meet him. Going to be having a budget committee meeting in September and meet with all department heads. Thanked City Engineer and Planner.

17. Adjournment.

Motion by Douglas, seconded by Knipp to adjourn. Poll vote: yea's; Douglas, Knipp, Morris, Prince, Von Thaer, Myers. Nay's; Tribbey, Schmidt. Abstain; Godwin.

Motion Passed.

The meeting was adjourned at 7:57 p.m.

Respectfully submitted,



Veronica Thompson
Asst. City Clerk

MINUTES

**CITY OF WARR ACRES
PUBLIC WORKS AUTHORITY MEETING**

**TUESDAY
JULY 18, 2023
6:00 p.m.**

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

1. The meeting was called to Order at 7:57 p.m. Declaration of a quorum present was given.

ROLL CALL

Present

Absent

Chairman Roger Godwin
Vice-Chairman Mike Schmidt
Trustee Scott Tribbey
Trustee John Knipp
Trustee Deborah Morris
Trustee Jim Von Thær
Trustee Judy Myers
Trustee Randy Prince

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 20, 2023. ****
 - B. Approve payment of claim in the amount of \$58,215.82 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, 2023. ****
 - C. Approval of payment of claims for the Sewer department in the amount of \$111,471.31. ****

Motion by Knipp, seconded by Myers to approve consent docket items A-C. Poll vote: yea's; Knipp, Myers, Tribbey, Schmidt, Morris, Prince, Douglas, Von Thær, Godwin.

Motion Passed Unanimously.

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

Moot.

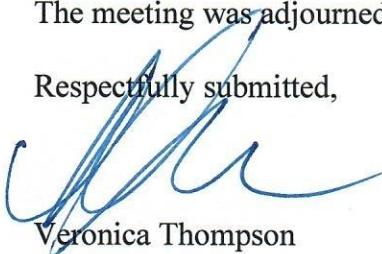
4. Adjournment.

Motion by Knipp, seconded by Douglas to adjourn the Warr Acres Public Works Authority meeting. Poll vote: Yea's; Knipp, Douglas, Von Thaer, Myers, Tribbey, Schmidt, Morris, Prince, Godwin.

Motion Passed Unanimously.

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

Respectfully submitted,



Veronica Thompson
Asst. City Clerk

**SPECIAL
MINUTES**

CITY OF WARR ACRES
SPECIAL
ECONOMIC DEVELOPMENT AUTHORITY MEETING
TUESDAY
JULY 18, 2023
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 7:58 p.m. Declaration of a quorum present was given.

ROLL CALL

Present

Absent

Chairman Roger Godwin
Vice-Chairman Mike Schmidt
Trustee Scott Tribbey
Trustee John Knipp
Trustee Deborah Morris
Trustee Jim Von Thae
Trustee Judy Myers
Trustee Randy Prince

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 20, 2023 ****
 - B. Acceptance of a donation from La Cocina de Maria for \$100.

Motion by Knipp, seconded by Prince to approve the consent docket items A&B. Poll vote: Yea's; Knipp, Prince, Douglas, Von Thae, Myers, Tribbey, Morris, Schmidt, Godwin.

Motion Passed Unanimously.

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

Moot.

4. Discussion and possible action to authorize the Mayor to spend up to \$2,500.00 for the purpose of hosting an appreciation event for those who volunteered their time for the Multi-Cultural Festival. *Godwin* *****

Councilman Von Thayer asked how much did the City receive in donations. Councilwoman Myers answered from looking at last month's agenda donations plus the \$100.00 on this agenda it's a total of \$2,200.00 in donations.

Motion by Schmidt, seconded by Morris to authorize the Mayor to spend up to \$2,500.00 for the purpose of hosting an appreciation event for those who volunteered their time for the Multi-Cultural Festival. Poll vote: Yea's; Schmidt, Morris, Knipp, Prince, Douglas, Von Thayer, Myers, Tribbey, Godwin.

Motion Passed Unanimously.

5. Discussion and possible action on authorizing the Mayor to move forward with the economic development packet for mayor to send out. *Godwin* *****

Mayor- This is going to be a digital packet that can be easily printed if one would like a hard copy.

Councilwoman Myers asked how much is this going to cost. Mayor answered, this item is for him to have the authorization to let the company know what he would like in the design and report back to the council on design and cost.

Motion by Morris, seconded by Schmidt to approve authorizing the Mayor to move forward with the economic development packet for mayor to send out. Poll vote: Yea's; Morris, Schmidt, Tribbey, Myers, Von Thayer, Douglas, Prince, Knipp, Godwin.

Motion Passed Unanimously.

Marc Long gave an update on the mixed -use development at 4614 N. MacArthur he is in the process working with the mayor, and the TIF consulting attorney, Jeff Sabin from Economic Law Center regarding the mixed use. The TIF formula calculation that was originally provided for the applicant to provide 12 residential apartments ranging from 990 sq ft – 1100, proposed 4200 sq ft of retail space and with the TIF funds they were going to upgrade the landscaping and provide a private pocket park that would be an amenity to the residents. Total construction cost was calculated at \$750,000.00 the applicant, earlier this month, asked, in the process of working this out with the developer to go from 12 to 16 residents at 800sq ft -1100sq ft max, in the same footprint. There is going to be a reduction in retail space down to 1,220sq ft so this means there will be a reduction in the TIF formula calculation and what the developer will receive in the end. The developer was paid an initial payment at the beginning at the initiation of the project. We will bring forward to the council a revised calculation that will be approved by council and it will reduce the payment amount that the developer will receive.

It will come to the council as a revised TIFF calculation, not changing the use, it's changing the formula, not the zoning.

Councilman Schmidt stated he is not sure how this works with hiring a company to find business to come to Warr Acres, but he believes the city needs someone on staff that is an Economic Developer. The corporations we hire to find business is a waste of money and time. They do not bring businesses to Warr Acres.

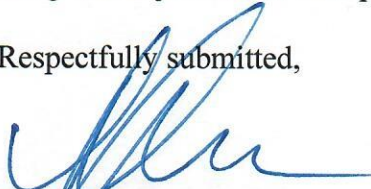
Councilman Von Thaer agreed and said once the contract is up with the corporation we have now, do not renew it. He said possibly hire someone who works on commission.

Councilman Knipp also agreed with Schmidt and Von Thaer he would like to see the City hire an employee and if they do not produce any business, we can replace that employee.

6. Adjournment.

The meeting was adjourned at 8:23 p.m.

Respectfully submitted,



Veronica Thompson
Asst. City Clerk