

MINUTES

CITY OF WARR ACRES
REGULAR CITY COUNCIL MEETING
TUESDAY
SEPTEMBER 19, 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 Rev. John Duvall.

ROLL CALL

Present

Absent

Mayor Roger Godwin
Vice-Mayor Mike Schmidt
Councilman Scott Tribbey
Councilman Jim Von Thær
Councilwoman Judy Myers
Councilwoman Deborah Morris
Councilman Randy Prince
Councilwoman Vickie Douglas (arrived at 6:04 p.m.)

STAFF PRESENT

Matt Love, City Attorney
Roger Patty, Police Chief
Stephen Coy, Fire Chief
Pamela McDowell-Ramirez, City Clerk/Treasurer
Craig Wallace, City Engineer
Marc Long, City Planner

2. American Legion honor for John Knipp, Presentations by the Mayor, Tammy West and Marilyn Stark to John Knipp’s family.

The American Legion did a flag ceremony in which they folded the American flag and presented it to John Knipp’s wife. Tammy West and Marilyn Stark presented State proclamation to John Knipp’s family, the Mayor presented a plaque.

3. Discussion and possible action to enter into executive session for the purpose of confidential communications with legal counsel concerning pending litigation (*Burlison v. City of Warr Acres*, Western District Case No. CIV-22-575-G and *Deloney v. City of Warr Acres*, Western District Case No. CIV-22-576-G) as authorized by 25 O.S. §307(B)(4). * Love / Ashlock *

Motion by Schmidt, second by Von Thayer to enter into executive session with Attorney Ashlock, Chief Patty and Deputy Chief Anderson being included. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

The council entered into executive session at 6 p.m.

The council returned to open session at 6:57 p.m. With no action taken.

4. Discussion and action possible on matters discussed in executive session. * Love / Ashlock *

Motion by Myers, second by Tribbey to approve the recommendation of the attorney. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, out during vote; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

5. CONSENT DOCKET: (individual items may be deleted from the consent docket for discussion and action under #6.)
- A. Approval of the minutes from the Regular meeting of August 15, 2023. ****
 - B. Approval of Expenditures ****

General Fund	\$ 150,113.12
CIP Fund	\$ 36,414.90
 - C. Approval of Actual Expenditures for August 2023 and Proposed Expenditures for September 2023. ****
 - D. Sales Tax History Report. ****
 - E. Approval of the annual Radio System License Agreement with Oklahoma City. ****

Motion by Morris, second by Myers to approve A-E of the consent docket. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

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

Moot.

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

Patty-Flock cameras have been great helping with stolen vehicles. He attended the Metro Chief meeting and all the chiefs are loving the cameras. Would like to see them placed maybe on NW Expressway.

Coy-final payment for the October 2020 Ice Storm was received from the state.

Bacon-Mike is gone to a Floodplain conference but he wanted to say thanks to all his employees.

Wallace-time for applying for grants from ACOG, 63rd and MacArthur and Safety Projects.

8. Final Public Hearing, discussion and possible action on a Use Subject to Review concerning a general warehouse or distribution center: Business located at 5015 N. Meridian Avenue Warr Acres OK, 73112. Applicant Name: Yasir Ansar. *Long/Desai* **** (Planning Commission recommended approval by a unanimous vote, one member was absent)

The applicant had to start over with the process since they did not show up for the last meeting. They have now provided more information than was requested. The recommendation is to approve.

Motion by Schmidt, second by Myers to open the Public Hearing. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

The building will store Vape supplies. Attorney Love stated if approved today it is housing Vape supplies but down the road it could be anything.

Motion by Tribbey, second by Von Thaer to close the Public Hearing. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

Motion by Morris, second by Douglas to approve the Use Subject to Review for a general warehouse or distribution center. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

9. Final Public Hearing, discussion and possible action concerning an amendment to PUD 1989 for Putnam City School Centennial Center Campus. Location at 5500 NW 40th

Street Warr Acres, OK 73122. *Long/Desai* ***** (Planning Commission recommended approval by a unanimous vote, one member was absent)

The council was told that this was a PUD from 1989 but none of the original paperwork can be found at City Hall or in the County records so they are amending the PUD and it will get filed at the County. The streets have been vacated.

Motion by Schmidt, second by Tribbey to open the Public Hearing. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

The property was formerly a Middle school, football field and an Elementary school. There will be a state-of-the-art facility, they will hold board meetings and other meetings in the building and will hold 150-160 people. It will have nice landscaping and an amphitheater. Councilman Schmidt asked if it would be for the public or only private events and he was told that when there were events it would be for the public but not a park that would be open to the public all the time. This project is being paid for with school bond funds.

Motion by Schmidt, second by Von Thaer to close the Public Hearing. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

Motion by Schmidt, second by Von Thaer to approve the amendment to the PUD for Putnam City Schools Centennial Center. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

10. Presentation of a proposed contract with Pafford.

Jason Likins told the council that in the last 60-90 days the use of Narcan has multiplied. Police and Fire have the spray and to use it the person must be breathing. Pafford supplies the city with them. He gave an overview of the company. He told the council that they have one unit dedicated to Warr Acres and it is based out of the old fire department and the response time have really improved. Changes in the law and regulations are having an impact on the cost to run the service as well as the increasing number of calls since 2020 and calls are continuing to increase. All cost are up, new ambulances are almost twice the price. Due to this they will be coming back and requesting the city to pay more.

11. Discussion and possible action on a supplemental appropriation in the CIP fund from unappropriated funds in the amount of \$6,644.00 for the purchase of two DSR Radars

with Fast Lock Remote. The money will be reimbursed through the Oklahoma Highway Safety Grant. *Patty* ****

Motion by Morris, second by Von Thayer to approve the supplemental appropriation for \$6,644.00 for the purchase of two DSR Radars with Fast Lock Remote. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

12. Discussion and possible action on authorizing Chief Coy to purchase and have installed Covered Parking at the Fire Department by Oklahoma Custom Awnings in the amount of \$20,712.50, approval to pay. (Budgeted in the CIP fund budget for \$22,500.) *Coy* ****

Motion by Tribbey, second by Von Thayer to authorize Chief Coy to purchase and have installed Covered Parking at the Fire department and pay Oklahoma Custom Awnings \$20,712.50. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

13. Discussion and possible action on authorizing Chief Coy to purchase and have installed a patio cover and sprinkler system at the Fire Department no to exceed \$8,000. (Budgeted in the CIP fund budget for \$8,000.) *Coy* ****

Motion by Morris, second by Von Thayer to authorize Chief Coy to purchase and have installed a patio cover and sprinkler system not to exceed \$8,000. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

14. Discussion and possible action to authorize the Public Works Director purchase one new 2025 Mack TE64R/Heil 28 (40) yard Half/Pack eject Front Loader under Oklahoma State Purchasing Contract SW197 Bid price of \$356,500.00 (Budgeted in the CIP budget for \$350,000), approval of supplemental appropriation of \$6,500.00 from unappropriated funds in the CIP fund to cover the additional expense. *Bacon for Turman* ****

Motion by Morris, second by Schmidt to authorize the Public Works Director purchase one new 2025 Mack TE64R/Heil 28 (40) yard Half/Pack eject Front Loader under Oklahoma State Purchasing Contract SW197 Bid price of \$356,500. and approval of supplemental appropriation of \$6,500.00. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

15. Discussion and possible action on authorizing the Mayor to send a letter to the Oklahoma Opioid Abatement Board stating the city's intent to submit and grant award application. *Godwin* ****

Motion by Morris, second by Douglas to authorize the Mayor to send a letter. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

16. Discussion and possible action on appointing Aida Almosawy to the Ward III Traffic Commission seat. (Term to expire March 2026) ****

Motion by Morris, second by Prince to appoint Aida Almosawy to the Ward III Traffic Commission seat. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

17. Discussion and possible action on appointing Kit Fairchild to the Ward I Traffic Commission seat. (Term to expire March 2026) ****

Motion by Myers, second by Tribbey to appoint Kit Fairchild to the Ward I Traffic Commission seat. Poll vote: Von Thayer, abstain; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed.

18. Discussion and possible action on appointing Shashank Sagar to the Personnel Board. (Term to expire July 2026) ****

Motion by Tribbey, second by Douglas to appoint Shashank Sagar to the Personnel Board. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

19. Discussion and possible action on a contract with Municipal Finance Services of Oklahoma to do a rate study in the amount of \$7,500. ****

Motion by Morris, second by Schmidt to approve the contract. Poll vote: Von Thayer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

20. A. Presentation of a rate study performed by Municipal Finance Services of Oklahoma and SRB. *Wolff & Long* ****

City Planner Long stated that this is not a new problem and through the Master Plan they will find and identify all the issues. The joint trust voted and approved an increase and that increase is being passed on to the city. Three options to replace the plant, repair the plant or send the sewer to the OKC plant. The trust will be doing a study and will most likely be passing another increase that will be passed on to the city.

Jon Wolfe looked at many concepts they assist in how to find cost, how to take care of the cost and create a model of what is needed and funds needed and then break it down by customer base. The city is applying for a \$10.3 million dollar loan for the sewer infrastructure. These projects are required to have American made and from American companies and environmental reviews are required. They find the best way to fund the projects and even with the loan the city can still look for additional funding sources. They looked at trying to spread the cost out to have the least impact on the residents as possible, more on businesses and apartments. The mayor explained what part of the increase was going to be going to the trust. Councilman Tribbey asked if Bethany would be also paying more and the answer is yes. These projects will hopefully keep the city ahead of any DEQ consent orders.

B. Discussion and possible action on an Ordinance amending 13.04.060 Subsection A and Subsection B establishing sewer service fees. ****

Motion by Schmidt, second by Morris to approve the Ordinance amending 13.04.060 Subsection A and Subsection B establishing sewer service fees and to review rates annually. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

C. Approval of the emergency clause.

Motion by Schmidt, second by Von Thaer to approve the emergency clause. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

Councilman Schmidt thanked the mayor for doing what had to be done even though not easy.

21. Question and comments from Council.

Prince-apartments have rules that the residents must follow or they are kicked out of the apartments. When people move into a house no one gives them the rules, thinks everyone should get the rules of the city.

Douglas-agrees with Randy.

Morris-those sobering remarks Councilman Tribbey, thankful for the delightful families that come and use are parks, thankful for Pafford, thanks to the Mayor and Pam for signing her up for the OML conf.

Von Thaeer-thanks all employees, called about a pot hole and was told would be next year before fixed.

Myers-thank you to John Knipp for his many years of service he will be very missed. Thanks to the Mayor for the new name plates, thanks to Mike Turman for getting the new Animal Control signs up, FYI big pot hole on Grove, thanks to all the employees for the great job you do.

Tribbey-Knipp's service to the city is appreciated. Flock cameras are outstanding, rate increase and rising cost we all feel it, concerned about businesses with high water usage like our restaurants like Charleston's right now paying \$200 but if spikes to \$1,200 they will have to pay the city a visit, we can not afford to lose the revenue. Back to what Councilman Prince said, people do not follow rules, just like Jason from Pafford was saying the increase of the use of Narcan, the world has changed. Back in 1988 Nancy Reagan put out a DARE campaign to keep kids off of drugs. Now there are billboards that say check your drugs for fentanyl, so when we talk about the ignorance of people with regards to the law and following ordinances, we have to take into account that society as a whole has become substantially lazy, we have to find the right method of communication to get the point across with the general population, for which we all represent.

Schmidt-said since he was sitting in Knipp's spot he wanted to thank the city staff, all the employees in public works, police and fire because that is what he always did. We all do appreciate that we just don't always say it. Had a question for Matt, the city did all these sidewalks but it seems on 58th that cars like to be parked on them. Is there an ordinance that says the can't do that? They have one side of the car on the sidewalk and the other on the street. Matt said there is probably code that says no blocking sidewalk

Godwin-thank you to everyone for being here, I know you don't get paid a lot for being here, and it takes a lot of energy and effort. Thank you for honoring John he was dear friend and want to take care of the family and appreciate the American Legion, Tammy and Marilyn. Thanks to the staff and everything they do that makes the city really run and allowing him to lead the train. The ladies here at the city doing amazing work with the rate increases coming up he asked Veronica what do you need or want. Because the staff here is consistently and always that leadership that he has is to make sure that the people that are affected are the people that they are consulted. He believes he shows that, I appreciate everyone time. He showed the council picture of the new signs. Councilman Tribbey asked about the vacancy of John Knipp's seat. It will be on the next agenda to appoint a new member and then it will be on the election in February. It was his seat that was up in 2024.

22. Adjournment.

Motion by Morris, second by Von Thær to adjourn. Poll vote: Von Thær, yea; Myers, abstain; Tribbey, abstain; Schmidt, abstain; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed.

The meeting was adjourned at 8:49 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

MINUTES

**CITY OF WARR ACRES
PUBLIC WORKS AUTHORITY MEETING
TUESDAY
SEPTEMBER 19, 2023
6:00 p.m.**

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

1. The meeting was called to order at 8:50 p.m. Declaration of a quorum present was given.

ROLL CALL

Present

Absent

Chairman Roger Godwin
Vice-Chairman Mike Schmidt
Trustee Scott Tribbey
Trustee Deborah Morris
Trustee Jim Von Thaer
Trustee Judy Myers
Trustee Randy Prince
Trustee Vickie Douglas

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 August 15, 2023. ****
 - B. Approve payment of claim in the amount of \$59,347.87 to the Bethany-Warr Acres Public Works Authority for the Warr Acres portion of the Joint Trust and Bond Retirement for the month of August, 2023. ****
 - C. Approval of payment of claims for the Sewer department in the amount of \$3,997.96. ****

Motion by Tribbey, second by Schmidt to approve A-C of the consent docket. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

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

Moot.

4. Adjournment.

Motion by Myers, second by Von Thaer to adjourn. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, abstain; Schmidt, abstain; Prince, yea; Douglas, yea; Morris, nay; and Godwin, yea.

Motion Passed.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer

**SPECIAL
MINUTES**

CITY OF WARR ACRES
SPECIAL
ECONOMIC DEVELOPMENT AUTHORITY MEETING
TUESDAY
SEPTEMBER 19, 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 8:51 p.m. Declaration of a quorum present was given.

ROLL CALL

Present

Absent

Chairman Roger Godwin
Vice-Chairman Mike Schmidt
Trustee Scott Tribbey
Trustee Deborah Morris
Trustee Jim Von Thaer
Trustee Judy Myers
Trustee Randy Prince
Trustee Vickie Douglas

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 August 15, 2023 ****
 - B. Approval of payment of claims \$7,375.00. ****

Motion by Von Thaer, second by Myers to approve A & B of the consent docket. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, yea; Schmidt, yea; Prince, yea; Douglas, yea; Morris, yea; and Godwin, yea.

Motion Passed Unanimously.

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

Moot.

4. Adjournment.

Motion by Von Thaer, second by Tribbey to adjourn. Poll vote: Von Thaer, yea; Myers, yea; Tribbey, abstain; Schmidt, abstain; Prince, yea; Douglas, yea; Morris, yea; and Godwin, abstain.

Motion Passed.

The meeting was adjourned at 8:52 p.m.

Respectfully submitted,

Pamela McDowell-Ramirez
City Clerk/Treasurer