

CITY OF KREBS  
COUNCIL MEETING MINUTES  
JUNE 21, 2022

KREBS CITY HALL  
5 NE WASHINGTON  
KREBS, OKLAHOMA

JUNE 21, 2022  
TUESDAY AT  
7:00 P.M.

1. MEETING CALLED TO ORDER by Mayor Tommy Walker
2. ROLL CALL by W Kay Scott, City Treasurer. Tommy Walker – present, Connie Poole – present, Jason Wagnon – present, David Bailey – present.
3. PRAYER led by David Bailey. PLEDGE OF ALLEGIANCE led by Mayor Tommy Walker.
4. DISCUSS AND ACT TO APPROVE THE MINUTES OF THE MAY 17, 2022 COUNCIL MEETING. Mayor Walker asks if there are any questions or discussions. Mayor Walker asked for a motion. David Bailey made a motion to approve the minutes. Connie Poole seconded the motion. Mayor Walker called for a vote. David Bailey – yes, Connie Poole – yes, Jason Wagnon – yes, Tommy Walker – yes. Motion passes.
5. DISCUSS AND ACT TO APPROVE THE MINUTES OF THE JUNE 6, 2022 SPECIAL COUNCIL MEETING. Mayor Walker asks if there are any questions or discussions. Mayor Walker asked for a motion. Jason Wagnon made the motion to approve. David Bailey seconded the motion. Mayor Walker called for a vote. David Bailey – yes, Jason Wagnon – yes, Connie Poole – yes, Tommy Walker – yes. Motion passes.
6. DISCUSS AND ACT TO APPROVE THE CLAIMS. Mayor Walker asks if there are any questions or discussions. Mayor Walker asked for a motion. Connie Poole made the motion to approve the claims. Jason Wagnon seconded the motion. Mayor Walker called for a vote. Connie Poole – yes, David Bailey – yes, Jason Wagnon – yes, Tommy Walker – yes. Motion passes.
7. REVIEW CITY OF KREBS FINANCIAL STATEMENT WITH MIKE KERN. No review. Mr. Kern was on vacation.
8. BUSINESS PREVIOUSLY DISCUSSED.
  - A. DISCUSS AND ACT TO APPROVE ORDINANCE 22-03 ENACTING CHANGES TO AMEND THE OKLAHOMA MUNICIPAL RETIREMENT FUND DEFINED BENEFIT PLAN FROM PLAN LEVEL A TO PLAN LEVEL CC. Mayor Walker asks Kay Scott to explain. Mrs. Scott stated this is to go up 1 plan level to CC from the bottom of the plan level. Have discussed with the guys and ladies and they are okay with it. It is up to the council. The city can keep their contribution the same at 5.36% but the employees will go up to 3.75%. Mayor Walker asks for a motion. Connie Poole makes a motion to approve. David Bailey seconds the motion. Mayor Walker calls for a vote. Connie Poole – yes, Jason Wagnon – yes, David Bailey – yes, Tommy Walker – yes. Motion passes.

9. BUSINESS NOT PREVIOUSLY DISCUSSED.

- A. DISCUSS AND ACT TO APPROVE REZONING IN NORTH & WEST ADDITION, BLOCK 142 LOTS 6 & 7, AND A PORTION OF LOTS 5 & 8, AND BLOCK 141A LOTS 1 & 2, AND TRACT A FROM AGRICULTURAL TO TRADITIONAL NEIGHBORHOOD DESIGN CLASSIFICATION. Zach Prichard addressed the council and the many citizens that were attending. Mr. Prichard explained what his plans were for his property – to have a walkable community inside the community. There would be a couple of commercial properties, small homes and larger homes, some homes would be multi-family homes. Wanting to build homes that a family can move into and raise children, then move to a smaller house in the same neighborhood when they are older and don't need the large home any longer. Wants to have a gathering place for the community. Lisa Mills and several citizens were concerned what it would do to their property values and property taxes. Mr. Prichard explained it would just be his that would have the property tax increase. It is designed to have narrower streets for slower traffic. Concerns were brought forward by Celena Ardesse about the commercial area on Harrison and where the kids ride their bikes. Mr. Prichard stated that there would be sidewalks and trails that would connect to the sidewalk that is being built to go to the school that the kids can ride their bikes on going to the park. Mr. Prichard stated that his will be the first house built on this property. He will be living in this community. Charles Wood and Jeanetta Easley asked about the flooding. Mr. Prichard stated that they will address the storm water issues. Caleb Potter asked about the number of homes. Mr. Prichard stated that he didn't know how many just yet but it will be a 2 – 3 phase project. Faye Evans stated that there is a problem with the sewer in the area and the potholes are larger than the podium. Other citizens were concerned about how close to the property line they would be. Councilman David Bailey asked Jonathan Clifton about how many more houses did he think the water plant can handle. Mr. Clifton stated about 200. The sewer would have to have a lift station for the area. Dominie Smith asked about the streets and the commercial traffic. Mr. Prichard stated that the regulations could state that the trucks could not weigh more than the trash trucks. Mr. Prichard stated that the commercial area would have small businesses. He needs a level of commitment from the council. He needs to know if he can move forward. He has spent a lot of money and he needs to know if the council will approve this before he invests any more money in this project. Mayor Walker asked to Table until they have more information. David Bailey asked the City Attorney Pat Layden if Zach (Prichard) is going to put in a commercial business, would he have to come back to the council. Mr. Layden stated that he would have to come back to the council to get approval to put in the commercial business, brew pub or whatever for each unit. You will still have control over that if that's the issue that you are concerned about. David Bailey asked Mr. Prichard if he needs a commitment tonight so you can appropriate funds. Mr. Prichard said he needs some level of commitment from the council. The questions that have been brought up such as sewer lift station, storm water control- these are things that we will manage and put into this project and it will benefit this whole neighborhood. Connie Poole stated that she will make a motion to approve because it will be growth for the community of Krebs. And as far as the sewer, this may help alleviate that problem. Connie Poole made the motion to approve. Jason Wagnon seconded the motion. Mayor Walker called for a vote. David Bailey – yes, Connie Poole – yes, Jason Wagnon – yes, Tommy Walker – no. Motion passes.
- B. DISCUSS AND ACT TO APPROVE ORDINANCE 22-04 REZONING BLOCK 221 NO 5 ADDITION FROM R-1 RESIDENTIAL TO C-2 COMMERCIAL. THE REZONING WAS APPROVED BY COUNCIL ON MAY 17, 2022. Mayor Walker asks if there are discussion. Mrs. Scott stated that the reason it is on here is because we didn't have the ordinance typed up so we have to approve the ordinance. You approved the rezoning. Mayor Walker asks for a motion. Connie Poole made a motion to approve.

Jason Wagnon seconded the motion. Mayor Walker called for a vote. Tommy Walker – yes, David Bailey – yes, Jason Wagnon – yes, Connie Poole – yes. Motion passes.

- C. DISCUSS AND ACT TO APPROVE A REVISION TO THE FINE SCHEDULE ORDINANCE 22-05. Police Chief Dennis Cook addressed the council. As you are familiar with gas, tires, and cars – everything is almost double. The State wants every recordable offense for everyone to be fingerprinted. That is \$25 per print. Connie Poole asks if this \$25 takes care of that? Mayor Walker asks for a motion. Jason Wagnon made the motion to approve. Connie Poole seconded the motion. Mayor Walker called for a vote. David Bailey – yes, Jason Wagnon – yes, Connie Poole – yes, Tommy Walker –yes.
- D. DISCUSS AND ACT TO APPROVE A CONTRACT WITH KREBS PUBLIC SCHOOLS TO HAVE A SCHOOL RESOURCE POLICE OFFICER ON DUTY WHILE SCHOOL IS IN SESSION AND DURING EXTRA CURRICULAR ACTIVITIES. Police Chief Dennis Cook addressed the council. He has been approached by the school superintendent. Would like to hire another police officer to fill that position. We would have to furnish them with a car, uniforms, have to be on the payroll. They (the school) would pay the salary for 9 months and we would for 3 months. We would get him on breaks, Thanksgiving, Christmas, and for the summer. It's a minimum cost. Mayor Walker asked if he (Chief Cook) had seen the grants available. Mayor Walker stated that there are all kinds of grants to pay for something like this. There was discussion about applying for grants and putting the officer at the school now. Mayor Walker asked for a motion. Connie Poole made the motion to approve. Jason Wagnon seconded the motion. Mayor Walker called for a vote. David Bailey – yes, Jason Wagnon – yes, Connie Poole – yes, Tommy Walker – yes. Motion passes.
- E. DISCUSS AND ACT TO APPROVE THE HIRING OF AN ANIMAL CONTROL / CODE ENFORCEMENT OFFICER. THE CODE ENFORCEMENT OFFICER'S DUTIES WOULD BE TO ENFORCE CITY CODES FOR ABATEMENTS, JUNK, TRASH, HIGH WEEDS, ETC. Mayor Walker asks for discussion. Discussion was about the finance meeting and a certain person being put on the agenda to be hired in this position. Mayor Walker stated that he could hire without it being on the agenda. He understood that he (Mayor Walker) and Police Chief Dennis Cook were going to talk to this certain person before the meeting. That hasn't happened. Mayor Walker stated that he is for hiring someone for this position. He thinks it would be good for the city. Mayor Walker asked for a motion. Connie Poole made the motion to approve. Jason Wagnon seconded the motion. Mayor Walker called for a vote. David Bailey – yes, Jason Wagnon –yes, Connie Poole – yes, Tommy Walker – yes. Motion passes.
- F. DISCUSS AND ACT TO APPROVE REQUEST FROM KRIS BAILEY TO SELL VACATION LEAVE IN THE AMOUNT OF 250 HOURS. GROSS AMOUNT IS \$5,312.50 LESS TAXES OF \$1,348.01 FOR A NET AMOUNT OF \$3,964.49. Mrs. Scott stated that she had asked him to request this because he is at the max. They have a cap and can sell it so he doesn't lose it. Mayor Walker asked for a motion. Jason Wagnon made the motion to approve. David Bailey seconded the motion. Mayor Walker called for a vote. David Bailey – yes, Jason Wagnon – yes, Connie Poole – yes, Tommy Walker – yes. Motion passes.
- G. DISCUSS AND ACT TO CHOOSE WHICH OPTION TO ACCEPT ON THE 2019 DODGE CHARGER THAT THE INSURANCE TOTALED DUE TO AN ACCIDENT ON MAY 22, 2022. Mayor Walker asked Dennis about the options. Mrs. Scott stated that the options are in your book. The options are that the city can keep the car for \$31,450 less \$3,000 for salvage less the \$500 deductible that leaves a total of

\$27,950 or the insurance company can get the car for \$31,450 less the \$500 deductible which would give you \$30,950. Mayor Walker stated that we don't need the car. Mrs. Scott stated that we have talked to insurance company about the equipment on the inside of the car that was damaged. Mayor Walker asked for a motion. Connie Poole made the motion to choose the 2<sup>nd</sup> option. David Bailey seconded the motion. Mayor Walker called for a vote. David Bailey – yes, Jason Wagnon – yes, Connie Poole – yes, Tommy Walker – yes. Motion passes.

9. COMMENTS FROM THE COUNCIL AND MAYOR. Connie Poole stated that the lot across the street from the school. (Grass and weeds are high). Can we get a letter sent to them? Mrs. Scott stated that it was Roseanne's property. Ms. Poole stated that the new Code Enforcement Officer could do that. Tommy Walker stated that everyone needs to look at their wards to see what needs to be done.
10. ADJOURN TO KUA. Mayor Walker asks for a motion to adjourn to KUA. Connie Poole made the motion. Jason Wagnon seconded the motion. Mayor Walker called for a vote. David Bailey – yes, Jason Wagnon – yes, Connie Poole – yes, Tommy Walker – yes. Motion passes.