

CITY OF KREBS
COUNCIL MEETING MINUTES
JULY 17, 2018

1. Bobby Watkins called the meeting to order.
2. Julia Casey, Interim City Clerk called roll. Bobby Watkins – Present, Tommy Walker – Present, Connie Poole – Present, Jason Wagnon – Present, Daulfin Bennett – Present.
3. PRAYER AND PLEDGE OF ALLEGIANCE
4. CONSIDER AND ACT TO APPROVE THE MINUTES OF THE JUNE 19TH, 2018 COUNCIL MEETING. Mayor Watkins asked for a motion. Daulfin Bennett made the motion. Jason Wagnon seconded the motion. Mayor Watkins called for a vote. Tommy Walker – yes, Connie Poole – yes, Jason Wagnon – yes, Daulfin Bennett – yes. Motion passes.
5. CONSIDER AND ACT TO APPROVE THE CLAIMS. Mayor Watkins asked for a motion. Connie Poole makes a motion. Jason Wagnon seconded the motion. Mayor Watkins called for a vote. Daulfin Bennett – yes, Jason Wagnon – yes, Connie Poole – yes, Tommy Walker asked about new key fob charge of \$779.40. Julia Casey Interim City Clerk advised was to replace key for City Truck that was stolen by an inmate. Tommy Walker voted yes. Motion Passes
6. REVIEW CITY OF KREBS FINANCIAL STATEMENT WITH MIKE KERN. Mike refers to page 3, Statement of Revenue and Expenses for the fiscal year ending 6/30/2018. Revenues were \$1,774,581.59 compared to the budget that was set at \$1,303,438.00, shows that there were more revenues than we budgeted for. Tommy Walker asked about the \$64,249.52 in Misc. General Fund. Mike said he would have to look it up. Mike asked treasurer Kay Scott if she knew what the charge was for. Mike thought maybe was insurance reimbursement. Mrs. Scott advised there was no insurance reimbursement. Mike said it was the fine money just put in wrong spot that it was coded wrong. For the fiscal year City has a positive net income of \$125,0544.55. Mike states he has handed out the 2018/2019 budget and they will be on the agenda for August. Mike said if there is anything to be changed, they could change it at the next Audit & Finance meeting. Tommy walker asked about the track hoe for the streets. Mike advised was listed under street and alley und the Capital Outlay. There is \$60,000 budgeted under the Capital Outlay.
7. BUSINESS PREVIOUSLY CONSIDERED.

None

8. BUSINESS NOT PREVIOUSLY CONSIDERED

- A. CONSIDER AND ACT TO APPROVE THE CLOSING AND VACATING OF STREETS AND ALLEYS IN NO. 5 ADDITION TO KREBS, MORE PARTICULARLY DESCRIBED AS: THE EAST-HALF OF 20TH STREET LYING ADJACENT TO LOT 6, BLOCK 194; AND UNNAMED STREET ON THE NORTH SIDE OF BLOCK 195 LYING WEST OF EMERY AVENUE; AND THE ALLEY IN BLOCK 194; AND THE ALLEY IN BLOCK 195; AND THE ALLEY IN BLOCK 197; AND ALL THAT PART OF COURT AVENUE LYING BETWEEN BLOCK 195 AND BLOCK 197; ALL THAT PORTION OF 19TH STREET LYING BETWEEN BLOCK 194, BLOCK 195 AND BLOCK 197; IN PITTSBURG COUNTY, STATE OF OKLAHOMA. Elaine Greene attorney representing Odunukwes addressed council: Mayor Watkins asked if there was anyone who wanted to protest this. Ken & Connie Bushnell states owns 6 lots block 210 Section 5. Mr. Bushnell said he is confused as to why they needed to close the streets and alleys. He is worried about his property value. Mayor said all is zoned residential and asked Ed Klink what he knew about this. Ed Klink addressed the council and said that we need to review this more. States the actions are permanent. Connie Poole requested that Mr. & Mrs. Bushnell point out where their property is on the map. Mr. Bushnell pointed out where their property was. Connie asked if they had another outlet road to get out on. He said they have another way out. Mrs. Bushnell stated she didn't think it was lawful to have subdivisions have closed streets, since when people first bought the property, the streets were there and the subdivision was made for home. She said lots and blocks need access. Connie said she went and looked at this property and they have an alley way right in their front yard and the only way they can purchase this property is to get alley ways closed. Mr. Bushnell stated he did not know the purpose for the purchase. Connie Poole said that the realtor needed to explain. Realtor asked if she could stand up. She had the Bushnell's show her on map where their property is. They pointed out 1-4 on Crisler. Realtor explained nothing is being done on Crisler. The realtor stated they are unable to finance thru Fannie and Freddy Mack. Ms. Bushnell asked why not re-designate the properties. Realtor states that there are no streets in designated area, says already fenced in. She states will not affect anything on their side of the street it is pasture land. Ms. Bushnell states her grandfather was awarded this property by the Choctaw, paid \$15 for the lots and told them never let the land go. Realtor brought up KIBOIS housing that is going up on Crisler and there was a short discussion on breaking ground for the housing that is going up. Realtor says all the land is pastureland and won't affect Bushnell properties. Daulfin Bennett asked if closure affects the police, fire or ambulance. Realtor states does not affect them. Tommy Walker asked if utilities would be affected. Ed said he hasn't been given anything on utilities and he is concerned what the forfeitures of the streets and alleys might take away in the future that could be beneficial to the City in the future. Ed asks that the council carefully make the decision. Tommy asked why the realtor wouldn't want to close just the alley way in their yard and leave other streets and alleys open. Realtor states still won't finance if properties are not all connected. Attorney Elaine Greene states that if closed there would be subject to any preexisting easement or utilities. Notice would be given to all utilities, if there are utilities in the easement. Ed states that while that maybe true if we abandon the property we can no longer change anything or add anything. Tommy asked once we close the streets & alleys we can't reopen them. Realtor said that was correct. Tommy also asked if people build houses out there they wouldn't be able to get utilities. Realtor & Attorney Greene said they would still be able to get utilities

at the buyer's expense. Mayor Bobby Watkins asked attorney Pat Layden if he had anything. Pat says even though at buyer's expense people to build and we wouldn't want to have the added expense where it'd be cheaper to live some where else. He states this is legal and a balancing test. Should be best thing for all parties involved. He states is permanent. Action tonight is asking to close and vacate and the would have to go to district court. Attorney Greene states they would want a deed from the City of Krebs. Attorney Layden states would be permanent and City would not be able to go back at later date to re-open. States City has no planning and zoning commission so would be up to the council. He wants them to look at both the short term and long term. Mayor Watkins asked if there was any more discussion. Asked for a motion to pass, table or close. Connie Poole made a motion to pass, she says she sees young family wanting to move into their dream home. Mayor Watkins asked for a second. Motion to pass denied. No 2nd made. Connie asked if couple buying the house were present. Mr. Hardaway addressed council. He says he's from Wilburton and has worked for PSO Electric for 12 years and his wife Amie has worked for the social security admission for 13 years. States they are trying to make a home for their 3 kids and them, they are not trying to sell off lots he wants the acres for kids to run around and grow on. Mr. Hardaway states not looking for anything monetary, just wants to live there. He would like the council to drive out and look at property if they have the chance. Tommy asked how far from the house on the left this house was. Mr. Hardaway states that is the house. The road ways are stopping them from getting financed, they are not trying to take away access from anyone. Tommy asked Pat Layden about government allowing them to live there. Pat clarified that it is government funding they are trying to get not anything to do with the government not letting them live there. Mr. Hardaway states that one of the roads runs right into his shop behind property, so it would have to be torn down because of a road that someone might want to open. Tommy says too bad you have to close all the alleys. Realtor asked if she could show the accessor's page on property. Tommy said he has seen the property. Daulfin told realtor she could show them the accessors page. Realtor showed Daulfin, Connie & Jason. Realtor states if they don't get funding thru this it will end up being a variable interest rate. Now it is pasture land and if they want to sell off acre at time they can and utilities will be able to be put out there. Attorney Greene states that unlike houses in town where there is lots and blocks the property out there was never developed that way. Legal description says owns lots but actually turns out to be 8+ acres, so it is more rural in that sense. Mayor Watkins asked for a motion to approve. Connie Poole made the motion. Daulfin Bennett seconded the motion. Mayor Watkins called for a vote. Daulfin Bennett – yes, Jason Wagon – no, Connie Poole – yes, Tommy Walker – no, Mayor Bobby Watkins votes since is tied – no, but recommends issue be tabled to do more research on it. Need to send some one out there that can draw up a map to see what we are getting in to. Mayor Watkins asks for a motion to table. Tommy Walker makes motion, Jason Wagon seconds the motion. Mayor Watkins takes a vote. Daulfin Bennett – yes, Jason Wagon – yes, Connie Poole -yes, Tommy Walker – yes. Motion to table passes. Mayor Watkins said will be put on next month agenda. Ed States we should discuss at Audit & Finance meeting to see if we can work it out. Will be discussed at the Audit & Finance meeting, but will also be on the August Council meeting agenda. Realtor states she can take each of the council out separately to see property.

- B. CONSIDER AND ACT TO APPROVE TO SURPLUS STOVE AT COMMUNITY CENTER ON CRAIG'S LIST. Steve DeFrance addressed the council. Steve says they removed the old range that they have had for 10-12 years, it has a griddle that has never been used. They wanted burners all the way across. They had grant money that had to be used by the end of fiscal year. The board determined to replace stove after talking to lead cook. She said that would help them the most. Ordered a range that has 10 burners and no griddle and no broiler. The old stove is sitting in dining room currently, it is still good-looking oven. The place where new stove was purchased from says will give \$600 to take back to the restaurant supply place, but sales rep said we should be able to get \$1500 on Craig's list. Steve asks the council to consider and act on surplus old stove and how they'd like to do it. Steve suggest to run Craig's list locally. Steve says he ca do that but the transaction would have to be ran thru City Hall with a bill of sale and all. Mayor Watkins aske for motion to surplus stove. Daulfin Bennett made the motion. Tommy Walker seconded the motion. Mayor Watkins called for a vote. Tommy Walker – yes, Connie Poole – yes, Jason Wagnon – yes, Daulfin Bennett - yes. Motion passes.
- C. CONSIDER AND ACT TO APPOINT (PER ORDINANACE NO. 15-09) JULIA CASEY AS CLERK. KAY SCOTT WILL REMAIN TREASURER. Kay Scott addressed the council. Kay states has become too difficult for her to complete all her duties and she spoke with Ed & Bobby to separate the two titles. She thinks Julia will make an excellent clerk, says she is really good and detailed orientated. Tommy Walker asked if Julia needed to do more training. Kay responded that she has been trained and she's reading up on everything and again says she will make an excellent clerk. Tommy asked since we are splitting up the titles would there be more pay for Julia. Kay states the pay will stay the same. She states she took over some of the duties that Julia was doing. Tommy asks once Julia is fully trained would she be getting a raise. Kay replied no. Attorney Pat Layden asked if we combined these positions. Tommy said it was voted on to combine positions. Pat states but as it stands currently it is still one position. Tommy & Mayor Watkins both agreed. Pat said a new ordinance will have to be made to separate positions back out. Some legal work will have to be done before can switch. Ordinance to separate and to set salaries. Pat says this is first he heard of this. He states Julia can act as clerk as she had been and there will be some legal things to be done. Mayor verified that we can keep doing what we are doing and this will be addressed at next meeting. Everybody will recognize that Julia is acting clerk and will be decided on next meeting. Mayor Watkins asked for a motion to table. Tommy Walker made the motion. Daulfin Bennett seconded the motion. Mayor Watkins called for a vote. Tommy Walker – yes, Connie Poole – yes, Jason Wagnon – yes, Daulfin Bennett - yes. Motion is tabled

- D. CONSIDER AND ACT TO APPROVE THE START UP OF A PARK & RECREATION COMMITTEE. Ed Klink addressed the council. Ed states we are putting together a committee, we have some people and would like to get more people that would be interested in helping with our park at the ball park. Julia and I have met with a guy from the forestry department and he is going to put us in touch with his tree expert. Sammy Lovera's wife Dominica wants to be a part. We are still looking to fill some vacancies, we want trees and benches. We need some vegetation. We want to make it legit. There is a slope that floods half of the playground anytime it rains and we want to fix that as well. Mayor Watkins asked for a motion to pass. Connie Poole makes a motion. Daulfin Bennett seconded. Mayor Watkins takes a vote. Tommy Walker – yes, Connie Pool – yes, Jason Wagnon – yes, Daulfin Bennett- yes. Motion passes.
9. COMMENTS FROM THE COUNCIL AND MAYOR. Connie Poole states lot between 160 NW 2nd & 175 NW Jackson lot needs to be abated for high weeds and asked Kay Scott about them. Kay says she will look in to it. Tommy Walker states the house across the street from Petrone's needs to be cut as well, he thinks the owner lives in McAlester. Ed Says we are trying to get the old houses torn down, but he says it takes cooperation with police department. Mayor Watkins asks if there was anything else. Tommy says he wats to thank Ed Klink for the striping down by the post office, says we need to find someone to stripe all of town.
10. ADJOURN TO KUA. Mayor Watkins asked for a motion to adjourn to KUA. Tommy Walker made the motion. Jason Wagnon seconded the motion. Mayor Watkins called for a vote. Daulfin Bennett – yes, Jason Wagnon – yes, Connie Poole – yes, Tommy Walker - yes. Motion passes.