

**CITY OF KREBS
CITY COUNCIL MEETING MINUTES
JULY 15, 2025**

1. MEETING CALLED TO ORDER by Tommy Ray Walker, Mayor

2. ROLL CALL- by Cindy J. Cooper, City Clerk Mayor Tommy Ray Walker- present
Larry Coxsey- present, Chuck Nelms- present,
Sherry DeFrange- present, Dan Heathcock-present

3. PRAYER AND PLEDGE OF ALLEGIANCE led by Dan Heathcock

4. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE MINUTES OF THE JUNE 12, 2025 SPECIAL CITY COUNCIL BUDGET MEETING (2)

Larry Coxsey makes a motion to approve the minutes. Sherry DeFrange seconds.

Mayor Walker calls for a vote. Larry Coxsey- yes, Chuck Nelms- yes, Sherry DeFrange- yes, Dan Heathcock- yes. **Motion passed**

5. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE CLAIMS

Dan Heathcock makes a motion to approve the claims.

Larry Cosey asked what the \$1,189 for US Cellular is for.

Micheal Fulgium Cell phones? Police modems that are hotspots that they have in their vehicles to run their computers. The street guys phones and we have one. And then who else has one? There's several.

Cindy Cooper, right now Gary and Jonathan have one

Micheal Fulgium, there's a fixing to switch over to someone else because they don't have any service over at the sewer planter plant.

Larry Coxsey seconds.

Mayor Walker calls for a vote. Larry Coxsey- yes, Chuck Nelms- yes, Sherry DeFrange- yes, Dan Heathcock- yes. **Motion passed**

6. REVIEW CITY OF KREBS FINANCIAL STATEMENT WITH MIKE KERN

Mike Kern, turn to page three of the financials for the city. It's a statement of revenues and expenses for the whole year ending June 30th, 2025. Our total revenues were \$2,318,175.58. Turn over to page five. Our total expenses \$2,167,319.11, so our total city income is \$150,856.47. That's the full year. We're going to talk about the budget later and so I don't see any comments, but I'm open to any questions or comments anybody might have.

7. BANK TRANSFERS REVIEW WITH MIKE KERN

Mike Kern, I don't think we have a list in there. We don't have a list of what the transfers are.

Cindy Cooper, Michael, there's no list of the transfers?

Mike Kern, do you have a list of the transfers for the council.

Micheal Fulgium, no.

Mike Kern, I'm working with Michael. What we're going to do every meeting from now on, we're going to have a list of the transfers that need to be made. The first transfers that need to be made would be for the vehicle replacement monies, the IT money and the training monies. Those have to come out of the

court bond cash account first before you transfer any of the money over to the general fund. We will be bringing a form that will show you the amounts of each one of those transfers in a place for you to review it, to sign off on reviewing it because we want you to know every transfer that is going to be made. Okay. Any questions about that?

Dan Heathcock, so we're just signing for seeing that you're making a transfer?

Mike Kern, Correct?

Dan Heathcock, not that you have made the transfer.

Mike Kern, yeah, we're not going to make it first. We're going to have you guys review it and make sure you understand where all these transfers have to be made because there's also the transfer for the sales tax and that goes to the capital improvement account.

Dan Heathcock, so we'd just be acknowledging that transfers need to be made?

Mike Kern, correct

Cindy Cooper, or that hadn't been made. It'll be after the fact, won't it?

Mike Kern, have them do it before they do it. I want them to know what they are going to do first. I'll talk about that later. Any other questions about that or willing to answer anything you need.

8. BUSINESS PREVIOUSLY DISCUSSED

A. AFTER REVIEW OF THREE SUBMITTED BIDS, IN THE AMOUNTS OF \$72,835, \$66,569.57 AND \$65,905 FOR PURCHASE OF A TRACTOR FOR USE BY KREBS STREET DEPARTMENT, TWO OF WHICH ARE STATE BIDS, DISCUSS AND ACT TO APPROVE/DISAPPROVE THE PURCHASE OF TRACTOR FROM SELECTED BIDS *EQUIPMENT DETAILS AND PRICE SHOWN ON ESTIMATES INCLUDED IN THIS BOOK* TABLED FROM JUNE 17, 2025 MEETING TO OBTAIN THREE BIDS

Larry Coxsey, that's from the place in the photo?

Mayor Walker, yes. Yeah, state bid.

Larry Coxsey, has this got full warranty and all it on since it's a new one. Has it got warranty on it?

Billy Robinson, yeah.

Larry Coxsey, because the 2024 John Deere didn't have warranty?

Billy Robinson, right, and this one has free deliver, the other one you got to pay freight.

Larry Coxsey, does it have, this one's got a cab too?

Billy Robinson, yes.

Mayor Walker, are we going to use this to pull bat wings around?

Billy Robinson, yes, to pull them 15-foot batwing

Dan Heathcock, how long is that warranty for?

Billy Robinson, I'm not a hundred percent.

Chuck Nelms, so this is your capital outlay item for this year?

Billy Robinson, yes.

Cindy Cooper, For the 2024-2025.

Chuck Nelms, can't be that 2024 budget its closed.

Cindy Cooper, at the last meeting when they tabled it, Mike said that it could still come out of that.

Mike Kern, but if they're not going to pay for it until next year, it's got to come out of the 2025-2026 budget and we've got enough in there. The total amount, this is going to be paid out of the street alley fund and the capital amount that we have that we'll have appropriated for, that's \$154,000. So that's, you're doing the approval now for an expenditure coming up.

Mayor Walker calls for a motion.

Larry Coxsey makes a motion for the one for the \$65,905 from Extreme Work & Play. **Dan Heathcock** seconds.

Mayor Walker calls for a vote. Mayor Walker calls for a vote. **Larry Coxsey**- yes, **Chuck Nelms**- yes, **Sherry DeFrange**- yes, **Dan Heathcock**- yes. **Motion passed**

B. DISCUSS AND ACT TO APPROVE/DISAPPROVE SUBLEASING PROPERTY LOCATED BETWEEN THE BACK OF CAR REPAIR SHOP LOCATED AT 8 S MAIN AND ADAMS AVE. KREBS, OKLAHOMA. TABLED FROM JUNE 17, 2025 MEETING IN ORDER TO OBTAIN MORE INFORMATION

Mayor Walker, but who's got all the information?

Cindy Cooper, I sent it to... that's the one about them leasing the railroad.

Ronnie May, this one?

Cindy Cooper, yes. the leasing, the railroad, that one? Yes, the property back there.

Ronnie May, I think you can sublease it. Reading over the lease is nothing preventing it. You're not going to my understanding it's going to be used to put cars out there.

Robert Tighe, yeah, just, just parking. No, fence, no buildings or anything, no storage buildings.

Ronnie May, it's not going to cause anything to be done to destroy the property or leave any oil or residue or anything. Destroy the property any anyway. I think under lease you have the right to do that. As long as you don't put the property in a position where it can't be, where's not in good shape. So, you just parking cars. I think it's okay.

Mayor Walker, so you will be mowing all the grass?

Robert Tighe, yes, I've got tractor on standby waiting to bring up here and start cleaning up.

Mayor Walker, you're not going to put a fence around it?

Robert Tighe, No, no fence.

Mayor Walker, if somebody breaks into one of your cars,

Robert Tighe, that's all covered under my insurance.

Mayor Walker, got insurance and everything.

Robert Tighe, yes.

Larry Coxsey, I know it says in here that it doesn't say anything saying that can't be leased out, but I didn't see anything that said, I mean it has some particulars in here. I didn't see where it said that we could, I'd like something in writing from them saying that we could sublease it. Personally, I mean that's just me.

Ronnie May, from the railroad?

Larry Coxsey, yes from them.

Ronnie May, well, I'll contact them and go ahead and I'll get an email address or some type of address to contact them and get that in writing. We can do that.

Larry Coxsey, I'd like to do that before anything. That's fine. That's

Robert Tighe, understandable.

Ronnie May, not a problem. I'll write myself a note to remind myself to do that.

Robert Tighe, and if I need to assist in that I can.

Larry Coxsey, no, he can send it to them. We can get the answer then.

Mayor Walker, are we going to table this or go ahead and pass it with the conditions that they do get in writing. Whatever y'all want to do.

Larry Coxsey I would just as soon table until we get that written approval.

Ronnie May, it shouldn't be very long. I'll find the right person that the railroad already has a landman or somebody in charge of their property that we would've to talk to.

Chuck Nelms, Chief's already talked to him.

Ronnie May, Chief's talked to him? Can you get something? I'll find it who it is and put it in writing. We can do that.

Chuck Nelms, can you go ahead and draw up a lease agreement on it too?

Ronnie May, I can do that. With him, for him to lease it?

Chuck Nelms, yeah, once you get the information go ahead and draw it up.

Ronnie May, what's it going to be cost or what you want in the way of cost. We'll talk about that.

Larry Coxsey, we need to talk about cost and we also need to talk about a description on how much. That's not the complete deal.

Robert Tighe, yes, yes.

Larry Coxsey, we need to come across any specifics on your up-keep and stuff like that.

Ronnie May, I'll get your information. We'll pass that information back and forth. So, I will draw up a lease agreement and get it in writing from the railroad that it's okay to do that. We're fine with that. Okay. I'll do that.

Larry Coxsey makes a motion to table it until we get that in writing. Dan Heathcock seconds.

Mayor Walker calls for a vote. **Mayor Walker** calls for a vote. Larry Coxsey- yes, Chuck Nelms- yes, Sherry DeFrange- yes, Dan Heathcock- yes. **Motion to table passed.**

C. DISCUSS AND ACT TO APPROVE/DISAPPROVE REQUEST OF THE CITY COUNCIL TO CONSIDER AN AUDIT THROUGH THE STATE AUDITORS OFFICE OF YEARS 2007 THROUGH 2025. TABLED FROM JUNE 17, 2025 MEETING IN ORDER TO OBTAIN MORE INFORMATION

Larry Coxsey, I've actually got a list emailed to me of different people that you can reach out to that gives us a quote on how much that would cost because the state auditor's office say it said it'd be very expensive.

Mayor Walker, this is going to take a couple of years before they *inaudible*

Larry Coxsey, it would definitely take that because they're behind now. It would be a while before it would be done, but I haven't got a chance. I've had other things going on. I haven't had a chance to reach out and get some new quotes.

Chuck Nelms, I spoke with a guy and with the auditor's office you couldn't get it done before December. They're not going to go back, but just several years and you need to have a specific point you're aiming at, not just you got to have a question of what you're trying to prove, not just an audit thrown on the roof. You got to detail why you have issue you want looked at.

Mike Kern, in other words, what you really need to fix up is what's called an engagement letter like you do with me. That way you need to specifically state what is expected of you and what's expected of them.

Chuck Nelms, and also where you're having, where you see where your question is at. If it's like, is it receipts? We've got questions for receipting, is it a question of missing funds from KUA or from the city? They're not at a specific point. Its minimum is about \$50,000.

Mike Kern, Oh yeah. It'll be very expensive. But like I said, and you understand that you need to be specific as to what you are asking them to do and then they would send you an engagement letter like I do and say, this is what we're going to do. This is what you asked me. So that's it.

Ronnie May, they do it just form the quote.

Mike Kern, yeah, the letters is an engagement letter.

Mayor Walker, you want to table this?

Chuck Nelms, no, I wouldn't do anything. If you table it then it's back next month.

Larry Coxsey, that way it's not automatically brought up on next month, but when we get all the information then it can be put back on there again.

Mayor Walker, Okay. **No action taken.**

D. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE CITY OF KREBS 2025/2026 FISCAL YEAR BUDGET

Mike Kern, there's a copy of that budget in your board papers. We haven't changed anything from our last meeting, so if you have any questions or need to change anything, we need to look at that. I think we're in pretty good shape really.

Mayor Walker, okay anybody got any questions?

One minute 20 seconds with no comments

Mayor Walker *inaudible*

Cindy Cooper, but they haven't finished. They haven't voted on the budget yet or not, so they have to finish that because they haven't made a motion or anything on that yet, on the budget.

Mayor Walker calls for a motion.

Chuck Nelms, where we're approving the budget, where you've got proposed of the salary increases, those, that doesn't automatically go into play? Until it's voted on?

Mike Kern, correct? Yeah, that still has to be approved by the council put in for it. This is just appropriate individually.

Chuck Nelms, it's just putting money there if we want to.

Mike Kern, that's right. This is just appropriate the money into those specific expense accounts.

Chuck Nelms makes a motion we approve. Larry Coxsey seconds.

Mayor Walker calls for a vote. **Mayor Walker** calls for a vote. Larry Coxsey- yes, Chuck Nelms- yes, Sherry DeFrangé- yes, Dan Heathcock- yes. **Motion passed.**

Mike Kern, yes. Larry. Could I make one more comment we've talked about before about the needs and based on this budget that you just approved, I've already prepared the estimate needs form for this year. They're not due till December, so we're way ahead of schedule. These will have to be signed by the council. I've got it marked where everybody needs to sign and then I will take them over to the county because the county has to sign off on it. Okay. Okay, so we're ready to go on this one already

9. BUSINESS NOT PREVIOUSLY DISCUSSED

*** OUT OF ORDER-DID ITEM 9.K. HERE**

PRESENTATION OF 2022, 2023, & 2024 FISCAL YEAR AUDITS FROM THE OFFICE OF RALPH OSBORN

-Sara hands out copies of the 2022 and 2023 annual financial reports (copies will be kept with the minutes of this meeting).

Sara Jackson from the office of Ralph Osborn, we are close but did not get the 2024 audit done yet. It'll be done this week. I can go ahead and send it to you and put it on the state auditor's website so you can get your gas tax, but we can't obviously have it here today for the meeting, but we can come present it next one through your next meeting. You'll open the 2022 audit. Get past the cover page. This is just our independent auditor's report. We had no findings that were material enough to change the opinion of our reports. It's just our standard letter. There's nothing abnormal about it. If you skip over to page three, this starts the statement of net assets. The governmental activities had total current assets of \$1,257,408. The business type activities had \$263,280 for total current asset balance of \$1,520,688. The total non-current assets, which includes restricted and committed cash and capital assets. Net of accumulated depreciation was \$4,957,238. The governmental fund had liabilities of \$112,210. The business type activities had \$346,689 for a total of \$458,899. The total net assets were \$6,019,033. Page four is the statement of activities. The combined, this is for the governmental activities and business type activities. Total expenses for the governmental was \$1,904,321. Charges for services were \$918,321. Operating grants for \$52,717 for a total of \$933,283 as your net expense for the business type activities, there were expenses of \$1,460,456 charges for services of \$1,194,758. Operating grants of \$169,852 for net expense of \$95,846. Down below are the changes in net assets. The total revenues for the general fund were \$1,181,442 for a change in the assets of \$248,159 and a net asset ending balance of \$2,538,662. The business type activities have \$130,919 of general revenues for a change in the assets of \$35,073 and that asset ending balance of \$3,480,371

Mike Kern, Sara, excuse me, you might tell him that the business type activities are the...

Sara Jackson, Yeah, we're going to go over it again over here. I was going to go over it when we get to the utility authority pages so it breaks it down better.

Mike Kern, yeah okay.

Sara Jackson, page five. This is the balance sheet for the governmental funds. This is just the general fund only. The total assets were \$1,257,408. Of which \$1,074,706 of that was cash and cash equivalence. Down below are the amounts reported for governmental activities and statement of net assets that are different

due to capital assets net of accumulated depreciation of \$1,393,464 and a capital lease of \$112,210 for your total net assets for the general fund of \$2,538,662. Page six is the statement of revenues, expenditures and changes in fund amounts for the general fund. The total revenues were \$2,282,299. The total expenditures were \$2,119,943 for an excess of \$162,356 after transfers. The net change of fund balance was \$32,537 for a fund balance ending of \$1,257,408. Page seven is the reconciliation of the statement of revenues, expenditures and changes. So, your net change in fund balance was the \$32,000. Once we add back the capital outlays in the loan or the leases, the total change in the assets was \$248,159. On page eight starts the statement of net assets for the utility authority. This was the proprietary fund. The total current assets for \$445,982. Total non-current assets \$3,563,780 for total assets of \$4,009,762. The total current liabilities were \$370,832. Non-current was \$158,559 for total liability balance of \$529,391 and a net asset ending of \$3,480,371. Page nine, revenues, expenditures and changes in fund balances for the utility authority. The total operating revenues for \$1,194,758. Total operating expenses for \$1,448,900 for a loss of \$254,142. The total non-operating revenues and expenses totaled to \$159,396. There were transfers of \$129,819 for your total change in the assets of an income of \$35,073 for your net asset ending balance of \$3,480,371. Page 10 is your statement of cash flows for the utility authority change. This net cash used by operating activities was \$64,556. Net cash provided by the capital related financing activities was \$60,196. Net cash provided by non-capital relating was \$129,819. Cash provided by investing activities was \$1100 for a net increase in cash of \$126,559 for the year. Down below is your reconciliation of your operating loss taking your \$254,142 loss and once we add back the depreciation and the changes in assets and liabilities, your total cash used by operating activities was \$64,556. Page 11 begins our notes to the financials. These haven't really changed until you get to page 15. The city and the utility authority had approximately \$1,687,694 of a reconciled balance of the and the total balance was \$1,752,100. Down below is the restricted cash. The meter deposit had \$95,925 and the CD had \$71,081 for \$167,006 of restricted cash. Page 16 is your capital assets changes in capital assets. The general fund had additions of \$455,022 and had a total net asset of \$1,393,464. The utility authority had additions of \$26,784 for the year and a total net balance of \$3,396,774 and total depreciation was \$185,448. Page 17 goes over the pension plans and what was paid in during the year. Okay. MRF, it looks like \$33,032 was contributed during the year for the police department. \$45,050 for the year and on page 18 it lists the fire department it was \$720 for the year. The total due to and due froms were \$182,702 to and from the utility authority and the general fund, the changes in the long-term debt, there were retirements of debt of \$71,316 for a total ending balance of \$232,961. It looks like you are still on track to pay that off in 2025. This next audit should wipe it out. Page 19 shows the lease that you guys began during the 2022 year for a fire truck. The total outstanding balance at the end of that year was \$112,210 and that'll be paid off by 2027. Page 20 is our letter over internal control compliance. There were no findings noted, so this is also just a standard letter so we didn't find anything wrong with the 2022 year. Do you have any questions on that one? It's a lot of numbers I know. Ready to go to the next one.

Sara Jackson Again, if you'll open it to that first letter. This is our independent auditor's report. Again, there were no findings that changed our opinion as to financial statements, so this is again our standard letter. You go to page three begins financials. I guess it could just go over the total on this page. The total current assets for the entire governmental and business type were \$1,453,091. Total non-current assets of \$5,219,749 for total asset balance of \$6,672,840. The total liabilities were \$352,110 and a total net asset ending of \$6,320,730. Page four is your statement of activities. Again, the governmental activities had expenses of \$2,097,380 charges for services of \$913,895. Operating grants of \$40,187 for a total net expense of \$1,143,008. The utility authority had expenses of \$1,456,975 charges for services of \$1,322,631, operating grants of \$171,462 for a net revenue of \$37,119. The changes in net assets down below the general revenues for the governmental activities was \$1,128,222 for a change in the assets of a net expense of \$15,076 and a net asset ending of \$2,599,632. The business type activities had total general revenues of \$203,608 for a change in net assets of \$240,727 and a net asset ending of \$3,721,098. Page five is your balance sheet for the general fund. The general fund had cash of \$946,800 due from other funds of \$182,702 for a total asset balance of \$1,129,502. The capital assets net of accumulated

depreciation was \$1,544,317 and the lease obligation was \$74,187 for net assets of \$2,599,632. Page six is the statement of revenues, expenditures and changes in fund balance for the governmental funds for the general fund, the total revenues were \$2,284,543. Total expenditures for \$2,210,210 for an excess of \$74,333. Total transfers out were \$202,239 for a loss of \$127,906 and a fund balance ending of \$1,129,502. Page seven is the reconciliation of the statement of revenues, expenditures and changes with your net loss of \$127,906. Once we add back the capital outlays in the lease payments, the actual change in net assets was a loss of \$15,076. Page eight is your statement of net assets for the utility authority. The total current assets which was cash, \$506,291. Total non-current assets of \$3,675,432 for a total asset balance of \$4,181,723. Total liabilities were \$460,625 and net asset ending of \$3,721,098. The statement of revenues and expenses for the utility authority is on page nine. The operating revenues were \$1,322,631. Operating expenses were \$1,448,510 for a loss of \$125, 879. The total of non-operating revenues and expenses totaled to \$164,367. Transfers were \$202,239 for a positive change in the assets of \$240,727 and a total net asset ending of \$3,721,098. Page 10 is your statement of cash flows for the utilities.

The net cash provided by operating activities was actually \$79,933. The net cash used in capital related financing activities was \$216,186. Cash provided by non-capital and related financing activities was \$202,239. Cash provided by investing activities \$1,369 a net increase in cash during the year of \$67,355. The reconciliation of the operating loss was \$125,879. Once we add back the depreciation of \$200,172 and the changes in assets and liabilities, the actual cash provided by operating activities was \$79,933. So, it wasn't actually a loss. Once you have those back in page 11 again begins our notes to the financials they change over on page 15. The total carrying amount at the banks was \$1,620,097. The total bank balance was \$1,592,382. The restricted cash included meter deposits of \$100,707 and rule development CD of \$71,438 for total restricted balance of \$172,145. Page 16 is the capital assets. Again, the additions to the governmental fund for the general fund was \$302,503 for a total ending net balance of \$1,544,317. The utility authority had \$304,778 of additions during the year for a net balance of \$3,503,286. Page 17 starts the pension plans again, the Oklahoma Municipal Retirement System, it looks like it was paid in \$38,502 during the year. The police department pension plan was \$52,007 for the year and the fire department pension plan was \$480 for the year. The due to and due from was again \$182,702. The changes in long-term debt, there were retirements of loans of \$74,406 for an ending balance at June 30th, 2023 of \$158,555. Again, it shows it'll be paid off by 2025. Page 19 shows the lease obligations. You guys made extra payments on that fire truck, so the balance is going down a lot quicker. It looks like it'll be paid off way before 2027 with the ending balance of \$74,187. And then page 20 is again our internal control letter over compliance and there were no findings on this one as well. Catch my breath. Are there any questions on that one? Okay, if you guys look over it and have questions, feel free to call us. I mean we're happy. Any answer, anything?

Mike Kern, yeah. Sarah, for the year just ending, would you send a request to the council for the annual compilation so that they can engage me to do that? We always do the annual compilation based on cash,

Sara Jackson, but we've never sensed anything to them to have them do that.

Mike Kern, no, but we need to ask the council to employ me to do it.

Sara Jackson, oh, okay. Okay. I get what you're saying. I thought you were retiring.

Mike Kern, well, I couldn't explain that but I won't.

Sara Jackson, yeah. Okay. I do have a couple of letters here to be signed for the audits. I guess it's you.

Okay. This is just saying that we did everything that we said we were going to in our engagement letter and that you provided everything we asked for. Then here's your copy of it and then this is our management letter again saying we didn't find anything wrong. This is what we did during our audits, again with the 2023 year and then here's the 2023-year copies. Then here's the second year. If you'll sign that one as well. And then here's our invoice. I should have that 2024 done this week. It didn't happen. Okay, so we can go ahead and submit these ones to the state auditors and they'll go ahead and give you the gas tax back for those two years.

Cindy Cooper, that sounds like a good plan.

A. PRESENTATION FROM CAROLYN ADAMS AND MELANIE SEWALL ABOUT WHAT DAVA DOES TO SUPPORT VETERANS

Carolyn Adams I'm a volunteer as a disabled American veteran here in Krebs just down the road. I know a couple people here. I know the mayor really well. This is my commander Melanie Spell. We're here tonight because we want everyone to know what we do down there in that little office. We fill out all the paperwork for any veteran and you've ever filed before and you haven't updated. You need to come and see us. There are bills that's been passed and we would like to get you a hundred percent and you're not already available. Hundred percent. We do all of this on the computer. It's free. We also cook a meal the first Monday of every month. It's free and if you have any questions, just stop by. We're there every Monday from eight 30 to two three o'clock and we're here to help people. If you have any questions, we'll be here for this week. I did bring a calendar for you guys. Okay. It's sitting over there so if y'all want a calendar, all of our schedules. You're welcome.

B. DISCUSSION WITH ZELLA KINCAID ABOUT PARK IMPROVEMENTS, CONCERNS, TREES, WALKING TRACK

Zella Kincaid I was wanting to talk to y'all about putting some trees up around the track and I noticed that McAlester has an urban trail now and they have a bike trail. I noticed a lot of people have been driving over the bridges with their bicycles and I was thinking maybe we could put in a bike trail for their safety.

Mayor Walker, yeah, yeah, that sounds good.

I've talked to David Cantre over at the OSU extension office. He said he would be willing to help with the whatever keep of that. Help us with the nutrition of the trees, whatever we cited to plant. He said any trees that's over at McAlester, their track over at Mike Deke, any of those trees will be find a plant

And he also said that even if you're going to replace the current track there with something different, whether it's asphalt or cement, he said that as long as you're 15 to 20 feet away from the track it should be fine. And then the tree's about 15 to 20 feet apart.

Mayor Walker, yeah, we're working on trying to get the track done. Anybody got any questions or anything?

Cindy Cooper, I just want to say this is all going to kind of tie in with the grant writer here for the healthy Krebs, park improvements and other stuff. Part of that, and it goes to the next item, is for her being our community leader. One of the grants requires that as a volunteer and so it's kind of all ties in. Also, as Zella has talked to Steve about the trees, because they take care of the trees right now, they are welcoming that help.

C. DISCUSS AND ACT TO APPROVE/DISAPPROVE APPOINTING ZELLA KINCAID AS A VOLUNTEER COMMUNITY HEALTH LEADER

Larry Coxsey makes a motion to approve. Sherry DeFrange seconds.

Mayor Walker calls for a vote. Mayor Walker calls for a vote. Larry Coxsey- yes, Chuck Nelms- yes, Sherry DeFrange- yes, Dan Heathcock- yes. **Motion passed.**

D. DISCUSSION WITH DAISY PATEL ABOUT WHAT 'THE VISION FOR THE CITY OF KREBS IS' – TO HELP BUSINESS BRING IN TAX SALES AND REVENUES FOR THE CITY. - R.V. PARK

Daisy Patel, I was here last year as well with the same proposal and today's reason is the same. We're proposing the RV park and from the last meeting I was told that they're working on the comprehensive plan just to support if the decision is being made on base of the comprehensive plan. My visit today is for to know how far are we and what's the city's vision for that parcel. We've been holding that parcel for the last 18 years and it just draw in. It's not bringing anything to the city as well as the community versus if you put something there, it will definitely bring some sales tax helps with the improvement. It's definitely going to look better. Just the translation from between the McAlester and City of Krebs. I have a little *inaudible* deck just for you to review

Larry Coxsey, now this all has to go through the planning and zoning to get their approval before it can come in.

Daisy Patel, yes. I think I was told same thing from planning and zoning that they're working on the comprehensive plans but we've never had it right.

Larry Coxsey, no, we never have

Daisy Patel, yes. And I'm just requesting to consider this proposal because there is no point for us to pay taxes all these years just to keep the raw land if city doesn't have any vision for the community as well. It's going to look definitely it's going to bring some sales tax and it's good for us as well because we all know we're struggling. Everybody's struggling. And it was something that we've been looked 10 years ago we proposed same thing and we told no. And after that we saw there were many, many people have done a manufacture homes, these and that. Our question is what that we can do to make this proposal more appealing? Because the comprehensive plan was how far are we, first of all, are we done anything on the comprehensive one? It's been like 12 months as you can see. How far are we? Have we *inaudible* any third-party approval? Whatever that needs to be done. No?

Larry Coxsey, I can't tell you. I've only been here for three months so I can't tell you that.

Daisy Patel, I think because I've got my new survey done, I've spent really good amount of money getting an engineering done and all that stuff. So now before we keep spending more money and time investment, we want to know what's the vision for you guys, right? What you guys like to see there. Do you just want us to keep on cutting grass for the state? We've been paying \$400 every month to take care of that state, hill that states supposed to take care of it. But we've been paying that because we want to make sure our property has the appeal when gets turned into our parking.

Mayor Walker, did you talk to the state at all?

Daisy Patel, we try to reach out but we can't do anything without your help. But we call them, they'll just say go to the city and then they'll approach. It's a circle and that's not my concern right now. My concern is despite us paying us all that property taxes like a commercial land property tax, it's not even agriculture. Why do we want to keep the right as is?

Larry Coxsey, I know on our codes and stuff we've got where you cannot live in a camper trailer and peoples got little buildings, pre-manufactured buildings they brought in that's called tiny homes. Those aren't allowed either.

Daisy Patel, we're not putting any of those. We're just trying to do something. I don't know if you've heard about KOA's and those RV parks. We're trying to put something like that.

Larry Coxsey, are you going to put a limit on the stay?

Daisy Patel, yes, we want that because we have a hotel gas and we don't want any troubles parking, but there is a carpet, hotel gas are staying. Right. We take the full responsibility of managing how many days we will be allowing and they have to go through some screening as well. It's not like anybody can just walking with the ID and get the spot.

Larry Coxsey, like I said, that's something that's going to have to be, it's got to be taken between the planning and zoning and you can kind of give them that information and then they can decide stuff there and Mark can pass that on to us. And Mark's probably going to have other questions for you too.

Daisy Patel, of course. Yeah. And I'll be happy to answer any of the question. I just want to make sure that we're just not keep on wasting because as I said, like 12 months. It's a good amount of period that we should be notified. They said they'll let us know within 30 days and it's been a whole calendar year. We would really like to see something and we want to work with you guys. We've been here doing business for the last 18 years and you guys have, I'm sure seen everybody have seen how well we kept or even four- or five-acres land. It's not easy to maintain but we're still making sure that it looks presentable. But now we're at the point where we want to make something out of it and we need your support. And I know the comprehensive plan was never been part of the city's thing. So even if you apply now, it's going to take years to get that whole process navigates. Right? So, versus we're just asking for everybody's help. If there is anything that we can work together and bring something that helps you community as well as us. Any questions?

E. DISCUSS AND ACT TO APPROVE/DISAPPROVE HIRING A GRANT WRITER ON AN AS NEEDED OR CONTRACT BASIS.

Debbie Vega I've written grants before. I currently work for TSET. I've been coming in and talking to your staff about grants that are available for the city and Cindy and I had talked that y'all were needing people to be able to go out and get grants. If you want me to do that for you, I'm willing to do that for you. I write them. There's no set cost because some grants you can write in that they pay for me to do the work. There are some grants that the city would pay that would be something that we would discuss before the grant would be touched that you would know what my requirements were and I would know what yours were. And then if there's free money and I go get you money, I want to be able to go get you money.

I've done safe route to school routes. I got the city of Wilburton, two miles worth of sidewalks. I've done playground grants; I know the ins and out of most of the grant programs that they have out there. And I'm willing to help you get the money, but there's no pay until the grants are being handled. You call and say, hey, we want to do the walking trail. You want; you want to do shading over your playground. You tell me what you're looking for. I'll go get the work, come back, present it to you. You say yes, we want to go try and get that grant. Then that's when we'll discuss the money. I would be paid at that point. Otherwise, I'm not getting paid to do anything.

Mayor Walker, sounds a like a winner to me.

Debbie Vega, So, if it's a small grant, it's going to be a small fee. If it's a grant that I can write it in that they pay me and that y'all don't pay me a penny. I'm going to write every penny and that they will pay me and the city won't be out any money. I'm not here to gouge you. I'm not here to try and take money. I'm trying to help your community.

Chuck Nelms, so, we have to come to you with a project that we want to grant for. Not that you're going to show us grants that are available.

Debbie Vega, I'll show you grants that are available.

Chuck Nelms, because I personally don't see other side of it. We don't know what grants are even available to even go pursue.

Debbie Vega, for example, TSET a has right now in October, they're opening up a grant. The city of Krebs is available to apply for it. That's why I came in and started talking. I've already submitted y'all's tobacco policy. She's got some little decals she's got to buy to put in the city buildings. That's all that needs to be done. The outside signs that you have for the breathe easy and all of that. The grant I'm under is going to replace all your signs and put new good signs up then. So, this is where she comes in about part of the grant. The grant that's opening in October it is a \$60,000 grant, no match, no reimbursement just free money for this community to do fitness for the community or nutrition. So, this grant is you want to do the, we get start working on it. You want a walking trail. So, then I get pricing for a walking trail. You want to put a canopy over the playground equipment you want to put sitting under a shade for the grandparents or the parents to be able to set in. We write that into the grant on something like that. I'm not getting paid unless you get the grant. I'm not here to take money from the community and y'all not benefit from it. If I do the grant, you don't get it. I don't get paid. That's not fair. I feel like you should get paid if I'm doing the work. You say, okay, we talked about several routes to school. There's a certain number of sidewalks y'all were wanting to put in. I would go out and say, hey, I found a grant through ODOT. This is how much it would cost. I would go and talk to, I don't know if y'all use Crystal Watson for your engineers for the city, whoever you use as your engineer. I'll contact say, hey, this grant will cover this amount. The city says they have enough to match whatever they've got to do. We want to get to work on doing this grant. And then I would work with them and with y'all to be able to get that grant.

Chuck Nelms, what about grants for fire department, police department, water department.

Debbie Vega, Anything. I'll go out and try and get them for you. I'll find them if I can't find them, I know people who might know where to find them and the

Chuck Nelms, fire department got a FEMA grant but we don't writer every year.

Chuck Nelms, law enforcements got grants available. We just don't have anybody to write it, don't have the resources.

Debbie Vega, you want it, you let me, if you know a source and there are grants available and you can tell me where to go get it and if I didn't know where to go get it, I'll go and apply for it for you and I won't get paid unless you get the grant because I only feel that's fair.

Sherry DeFrango what about a grant to restore the walking track.

Debbie Vega, so the grant that T set's doing the \$60,000, I had told her 50 and I looked it up today. They've bumped it from 50 to 60 now. So, we get an estimate on how much it costs to replace your walking trail over there. I've been out to your park, to get a canopy. We were talking about how it's right dead in the sun and it gets hot in the afternoon. When do kids want to play? In the afternoon. When do you want them to run out of the energy? In the afternoon? So, we price a canopy to go over the playground equipment. We put some benches around your walking trail so if somebody's walking, you get tired, there's the little seats with the canopy over to cover them. We price it under that \$60,000 or at that \$60,000. You've just done all that and it doesn't cost the city a penny because you could pay me the \$500 to do it and then all the rest of the money covers everything the city would've put into that walking trail.

Sherry DeFrango, I just feel like we need a walking track. A walking track.

Debbie Vega, yeah. It's got cracks and you could, I know a man who owns a paving company that we can get a price from him. We can get pricing from you. I know you have to go out and get bids. We get a bid on it, y'all approve it. The grant through TSET is \$60,000. Like I said, it's a non-match so you don't have to come up with a penny for it. No reimbursement. You get the grant; they're giving you the money. You've got to spend the money for what you've told them you're going to spend it on.

Sherry DeFrango, we vote. We vote on what we're spending it on

Larry Coxsey, if we got approved for that grant and she put in there, we want to update our walking track and we want to do a little bit more work there on the park and submits it and they approve it, the grant to us for \$60,000, then that \$60,000 is spent on the park over there on what we put list down like redoing the walking track or putting the cover over the \$15,000 for the new canopy. You put \$30,000 for the track. That money, what you put in the grant, that's what it has to go for.

Larry Coxsey, and we don't have to match that money to get that money. That's that. And if something happens and we're \$5,000 short on finishing up the walking track, then that's where we would vote to put that money in to finish it up.

Debbie Vega, yes,

Sherry DeFrango, I try to use the walking track, but it's not...

Debbie Vega, yes, I can tell you it's not ADA compliant. There's not enough room that you could push a wheelchair and somebody walk by it at the same time.

Sherry DeFrango, right. I feel like that's the main thing that needs to be down there.

Larry Coxsey, I make a motion to approve that. The hiring for a grant writer on a as needed contract basis.

Chuck Nelms, what's the process going to be about submitting for them? Cause we meet once a month.

Debbie Vega, you see a grant comes available a lot of times you don't have a month to wait for the approval and then write it at the same time. no. So you tell me what you're looking for. Walking trail. We know this one opens in October. We've got between now and October 3rd to get all your stuff lined up. And that's why I came in. I was like, hey, we need to make sure your tobacco, when they did their presentation, you have to have a wellness person volunteer. You have to have a tobacco free ordinance on city owned property. No, we don't come police you and make sure somebody's not smoking or whatever. You've done what you're supposed to. You put the ordinance that they're not supposed to do it. It's not our job to regulate it. And so, I make sure you've got everything lined up to apply by the time you say something quick comes up and it's something we have to jump on really quick, we jump on really quick. Most of the big ones that me and her talked about, it's months of work to get it done because you have to on the sidewalks, you have to make sure that you're not in a flood zone. If it's in a flood zone, how much are you going to have to build that sidewalk up at that point that it's in a flood area or whatever. We make sure you tell me what you're looking

for. I go out and find what you're looking for, present it, say, hey, this is going to be coming up. And if I see a grant that's open this year, but it's too late for us to apply for, I print off this stuff and I read over it. Then I come in and say, hey, next year if this grant opens, we can apply for this. We need to start working and getting stuff together. If this grant opens, we can jump on it, but there will be no payment to me until you receive the grants.

Chuck Nelms, Jimmy, when those FEMA grants are opened each year?

James Cortassa, usually earlier in February.

Debbie Vega, yep. I've applied for FEMA before. I didn't get it, but I know how to get them now. And now I know how to try and get them. I know how to get the verbiage in there that we need. And like I said, I don't, if you don't get it, I don't get paid.

David Nelms, we've got some of them before

Mayor Walker, we need money.

Debbie Vega you just have to- on most of the grants you have to have the matching funds. But TSET right now, actually TSET has one, another one that's open that you can do for a farmer's market or nutrition for your community. A food pantry, that one that's fixing to open up another one that's not the incentive. Grants for communities. This one is for physical activity. You can do other physical activity things for your community and some of those are up to \$250,000. Now those you have to have matching funds for. That would be something y'all would have to say. Yeah. And I can say this one was open last year. It's a possibility it's going to open again. So, let's get our ducks in a row. So, if it's going to open, we just flop in the information and we're ready to go.

Chuck Nelms seconds.

Mayor Walker calls for a vote. Larry Coxsey- yes, Chuck Nelms, -yes, Sherry DeFrange- yes, Dan Heathcock- yes. **Motion passed.**

Mayor Walker, does that include like a roof for the senior citizen?

Debbie Vega, yeah, anything

Mayor Walker, we need a roof on the senior citizen building.

Debbie Vega, you tell me what you're looking for. I have connections with playground equipment with awnings. I have connections with flat top buildings with re-putting new roofs. Some of them know how to do the insurance where you're not out the money and it gets covered.

Mayor Walker, So, if you do that, so we got to get bids?

Debbie Vega, yes.

Mayor Walker, okay, that would be sealed bids too?

Debbie Vega, yes. I would make sure that whatever guidelines you have or you need done for them, that's what we follow. And then

Mayor Walker, we got a new roof on this building on the outside and we're working on the lake out here right now. And that's the next priority down there because it floods every time it rains, it floods down there.

Debbie Vega, I've got people, I can't have them come over and they can submit bids to you. If you needed a sealed bid, then we get that done so that you get whatever you need done.

Mayor Walker, okay. You ever heard of Steven Fox engineer out of Ardmore?

Debbie Vega, no.

Mayor Walker, that's who we use. Yeah, that's kind of the rain is the biggest thing right now.

F. DISCUSS AND ACT TO APPROVE/DISAPPROVE USING REMAIN ARPPA MONEY FOR PAYROLL

Micheal Fulgum, we didn't use all of our ARPA money that we received and we didn't have anything planned set in stone contracts or anything like that. We have to use the rest of the funds for payroll. We have a total around \$86,000 left that we can use toward payroll that we have to use toward payroll.

Mike Kern do you know if it says for infrastructure payroll. Does it word that?

Micheal Fulgum, I don't think so.

Mike Kern, because what I'm thinking is usually uses the word infrastructure and that payroll would go for the street and alley people.

Micheal Fulgium, I have to look, but they just, I don't think they even specify. They just said payroll. And so, we were going to use it toward the payroll for the city and street.

Mike Kern, okay, that would help. I just know that sometimes they use wording, so you got to try to make sure

Micheal Fulgium I can double, but I think it's just strictly, it was like payroll because it didn't have anything set up to use it for anything else.

Cindy Cooper, Dan, y'all voted in December to use the rest of that ARPA money that wasn't used for the roof to be used for the roof at the community center, but it had to have a contract and a bid. That didn't get done in time. Because they still had a lot of money, they added on the being able to use it for payroll for everybody that didn't get to use it. So, if you're confused on that, you feel like you voted on that before it's because you did.

Micheal Fulgium, there's several other, city and towns in the nation that didn't use all their money when they were supposed to during that time. So, it is going to have to be used toward payroll.

Mayor Walker the money that we usually use for payroll, we can put that back. We can put it put down here on like on senior citizen building.

Cindy Cooper, well it'll be excess money in the general fund that could be used for whatever needed to be. I don't think we would say it like that.

Micheal Fulgium it would just be access in the general funds.

Mayor Walker, so we could use that money for down here at the senior citizens

Cindy Cooper can't say it that way.

Mayor Walker, like the money and the general fund revenue.

Mike Kern, yeah, we've been paying the senior citizens anyway so it doesn't make any difference.

Mayor Walker, the one quote I kind of got was right at \$87,000

Mike Kern, for the roof down there?

Cindy Cooper, but if we don't use it for that, we lose it.

Micheal Fulgium, yeah, it's a use or lose on the payroll for it. Okay. And then I have to report that back in. I have to report that again in April that we used it and I put it in, when I did my report this past April, I put in there that we would put it, we would discuss and put towards the plan is to put it towards payroll.

Larry Coxsey makes motion as long as there's no restrictions, it's not for specific payroll. Chuck Nelms seconds.

Mayor Walker calls for a vote. Larry Coxsey- yes, Chuck Nelms- yes, Sherry DeFrange- yes, Dan Heathcock- yes. **Motion passed.**

G. PRESENTATION FROM BOK FINANCIAL ABOUT PURCHASING CARD

No Action taken

H. PRESENTATION FROM BANC FIRST ABOUT CREDIT CARD

No Action taken

I. DISCUSS AND ACT TO APPROVE/DISAPPROVE CITY OF KREBS PURCHASING CARD (CREDIT CARD) POLICY MANUAL.

Mayor Walker Anyway. We're going to have some people come down from the bank and we're trying to get a credit card so we can use when we go out of town to most of the hotels on a credit card. They can't be here. And then I got, it was two different banks and both of them can't be here. We're going hopefully just wait till next night. They'll have a bigger plan and all that for, so I guess we need to table each one of these separately

Cindy Cooper, Or just not do anything on them. But the policy for how it would be used is on here and you all have copies of that. Before we get it, we have to have a policy in place before we can.

Micheal Fulgium, I used an online. I've asked, sent up an asked email to the cities across the state and asked what is their policies, how does it look like? And I looked at Talihina no Tahlequah that I looked at and kind of went off. The earth is much thicker there. It is also a bigger city than we are. And kind of went off that and just kind of made it toward it fit us better. There are rules saying that you can, there's going to be restrictions on it. If you break these restrictions, you could possibly be fired for breaking these restrictions. You are not allowed to buy alcohol with it. Tobacco products you are specifically supposed to use it for mainly your hotels. Mainly what we'd use it for. So different, our one subscription to the McAlester, newspaper would be used for that. And our memberships that we use to pay online, we just use the credit to use the card for those memberships. That's what it would be used for. You would not be, employees would not be able to use it for food. But if there was an emergency, then they would contact me or Tommy and we would, and then I know on one card through Bank of Oklahoma I talked to, you can set a limit and then you couldn't go over that limit. But if something had happened, like if one of them was at a hotel and that hotel fell through or they were double overbooked and then he had to go somewhere else and it was a little bit more expensive, they'd call the situation and we'd up the limit just to that just so they can do that and they'd have to bring in the receipts and everything for that. And it had to be paid every month. Receipts had to be signed. You had to sign the card out, you have to sign the card back in. The card would be kept locked up in my office. It repeats itself a lot. So just to get, so whenever they're reading it, they know for sure this is what's going to happen.

Mayor Walker, if you get this card, you can get all these rewards for all these.

Micheal Fulgium they can't do, we can't do rewards. Bank of Oklahoma even said they do not do, we would not do the rewards, but they said on bank online because we've talked to them and they worked with multiple municipalities and so they know the rules about the points and you don't get points

Larry Coxsey, I didn't get time to read over that, the whole deal.

Micheal Fulgium, we can talk about it next month whenever we have the representatives from the two banks down to talk about it. Give y'all a little bit more time to look over it. It took a while to write so maybe Mike could look over it too.

Dan Heathcock, most things for the police department or whoever's got to go for training out of town. Are most of those plans made out of your office?

Micheal Fulgium, whenever most of them will call me and have me and they've been having me make the hotel reservations and then I make the thing about sending them a check or seeing if they take a check or seeing if they'll take a PO and most of them don't take POs anymore.

Dan Heathcock, well, if you had a credit card then you wouldn't have to sign it out to nobody. You would

Micheal Fulgium, they would have to take it too. They would still have to take it with them to actually pay for the hotel.

Dan Heathcock you can't make the reservation out of your office?

Micheal Fulgium, I could and then they would put the card on file, but whenever they go up there, they'd have to have that card to pay for it. Just like whenever you go stay at any hotel or something.

Larry Coxsey, I'd like to make a motion that we table until we get to read over this a little bit more and then also next month, we'll have other information

Micheal Fulgium, if y'all have any questions before then just let me know and I'll get an answer.

Sherry DeFrange seconds.

Mayor Walker calls for a vote. Larry Coxsey- yes, Chuck Nelms- yes, Sherry DeFrange- yes, Dan Heathcock- yes. **Motion passed.**

J. DISCUSS AND ACT TO APPROVE/DISAPPROVE WHICH BANK CREDIT CARD THE CITY OF KREBS CAN ACQUIRE.

No Action taken.

K. PRESENTATION OF 2022, 2023, & 2024 FISCAL YEAR AUDITS FROM THE OFFICE OF RALPH OSBORN

Done out of order- done before 9.A.

L. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE CONTRACT FOR ACCOUNTANT SERVICES PERFORMED BY GEORGE M KERN, CPA FOR THE CITY OF KREBS FOR THE FISCAL YEAR ENDING JUNE 30, 2026

Chuck Nelms, I make a motion to approve. Dan Heathcock seconds.

Mayor Walker, do we get a contract drawn up yet or anything.

Mike Kern, yeah, it's in the book.

Mayor Walker, in the book? Does that show everything and how much money?

Mike Kern, yep.

Mayor Walker, could I ask you just right off hand, how much raise is that going to be from last

Mike Kern \$1,207 and \$1,500.

Mayor Walker that's on the current rate?

Mike Kern, that's just the city side.

Mayor Walker, and then what there's other ones for \$3,500 and \$2,500?

Mike Kern, well that's for different things. That's for different things.

Mayor Walker, I mean what I'm saying is that all goes under you. You get all that money. Right?

Mike Kern, well the annual compilation that. I was just asking that girl to send a note to you guys for it. That's a separate engagement, so it'll be a separate engagement letter for that specific project. Every project is different. The bookkeeping is a separate project. The estimate needs from now on will be a separate project and the annual compilation is a separate project. They're all separate and they all take a lot of time.

Mayor Walker, that's what I'm asking. So, all that you'll get paid for doing all this extra stuff.

Mike Kern, if you approve the contract, you got to approve the contract or I don't get anything.

Larry Coxsey, so the contract we're looking at right now is for the \$1,500 per month, right?

Mike Kern, correct, just for the bookkeeping.

Larry Coxsey, just for the bookkeeping.

Mayor Walker calls for a vote. Larry Coxsey- yes, Chuck Nelms- yes, Sherry DeFrange- yes, Dan Heathcock- yes. **Motion passed.**

M. DISCUSS AND ACT TO APPROVE/DISAPPROVE ABATEMENT OF PROPERTY LOCATED AT 95 SE 1ST, KREBS, PITTSBURG COUNTY OKLAHOMA FOR HIGH GRASS AND BRUSH. OWNER OLLIRE PETERS

Mayor Walker, that that big lot down the end of the street. All the way back down.

Dennis Cook, I have the case files here, photographs, summary, where we're at. I had like to ask the council to discuss and act on this grass. We've been dealing with it for a few years. They never do anything with it. When citations are issued, they just pay the ticket because the ticket's cheaper than mowing, I guess. I don't know what the logic is. I don't know. I don't have any idea. So, we'd like for the counsel to discuss that piece of property to abate it, to send the city crews out to do the work and then place a lien on that property.

Chuck Nelms, what's the price that they paid

Dennis Cook, I know they've paid one for sure. I don't know if the second one is pending or not. But in reality, you really can't make anybody do anything. I mean we can't make them mow it. We can't do that. But

there are solutions that we can make them do. We can vote on it, data it, mow it ourselves, filing on it, make them cash. That lien in, what is it, two years?

Ronnie May, I'm looking at the title 11, 22 11 talks about governing body shall determine the actual cost of cleaning, mowing and any other expense as maybe necessary in connection with cost and notice and mailing. So, you add up all your costs and then after you do it, you send them a bill and then 30 days to take care of the bill. If they don't, then within 30 days the clerk shall forward a certified statement of the amount of the cost to the county treasurer in which the property is located and it'll be levied on taxes. So, when the next year's taxes come along, that bill will be included on the tax bill and when the county collects it, they pay it to the city. So, there's a way to collect it. The one that you're doing a side deal demolishing the house, that's going to be a lien on the property the same way. But this, I don't know what he said the costs were, but there's a way after it's done, you send the bill or to the owner, they have 30 days. If you hear nothing then you just follow with the county clerk or treasurer and they assign it to the tax I it's collected when they collect the tax bill end of the year, whether they're at a tax sale or the person pays their taxes, it's going to be added and then they reimburse the city. That's the process to get it done.

Larry Coxsey, so, if we send the city crew down the mow and stuff and they damage something on that property, we allowable for that.

Ronnie May, no, I've read this and the city has an exemption. It's like, well it depends what you damage. I guess that depends. A good lawyer answers it depends. I'm just going to go down there and cut down a little plant or something or something. It's worth a hundred bucks but break a line or something, our insurance city insurance will cover that. So, we're covered either way. I don't think it's, unless it's something major that we do, city's insurance will cover that. The total liability policy in the city. You got the city employees doing work.

Ronnie May, you've already issued tickets. You tried everything you can and it's not working.

Mayor Walker, there's one property down here that they're supposed to add it to their, he said I'll just keep adding it to it. I'll just stay here and not do anything with it. And there a limit on if it didn't take care within two years, five years that we should be able to get the property and sell it?

Ronnie May, then you're getting it. If the tax problem, if you don't pay your taxes, like I said off the top of the head, I don't know if it's two or three years you get behind that's say have those tax sales once a year at the courthouse.

Mayor Walker, if he goes ahead and pays the taxes though, but he doesn't do anything, else with it. One guy said, I'll just do that from now on

Ronnie May, you'll just have to assess it every year.

Larry Coxsey makes a motion to approve. Sherry DeFrange seconds.

Mayor Walker calls for a vote. Larry Coxsey- yes, Chuck Nelms- yes, Sherry DeFrange- yes, Dan Heathcock- yes. **Motion passed.**

Dennis Cook, Mayor can I get a date on when that you think that might be completed that way just for the file?

Mayor Walker, well, to tell you the truth, Dennis, we've got so many trees, we're still working on doing stuff. It'd be cheaper rust to hire somebody else to mow it instead of us trying to use all our guys because they're busy load trees for what, two or three weeks already and all the flood.

Dennis Cook I was just needing something *inaudible*

Mayor Walker, we've had several trees on properties. We had to hire somebody because I don't want them guys climbing around all these trees and stuff and get hurt and cost city more money. It'd be cheaper to hire somebody that's got insurance.

Larry Coxsey, we'd have to put it on agenda to vote to hire somebody on next month's agenda.

Mayor Walker, like I said they got insurance and everything else.

Larry Coxsey, am I right Mr. May?

Ronnie May, I think the mayor can make that decision. It's under \$5,000. He can make that decision.

Sherry DeFrange, that'd be a way to go with it get in there and get it done.

Mayor Walker, yeah. Like I said, they're going to be here another month with trees and stuff, cutting them up and burning them and everything else

Dan Heathcock, they know the contractor knows they're not going to get paid for it. Now the city doesn't ban, right?

Ronnie May, no, the city will pay for it. If the cleaning and mowing are done by the municipality, the cost of the property owner for the cleaning and mowing shall not exceed the actual cost of the labor maintenance and equipment required. So, the city, if you get a private company to do it or individual, you got to pay them and then you'll seek reimbursement through this method.

Mayor Walker, a lot of these people do grass and all that stuff. Oh yeah, they're professionals. They got all kinds of insurance.

Ronnie May, they shouldn't have to wait for the money either.

Mayor Walker, right. And they can get it done fast and have to wait.

N. DISCUSS AND ACT TO APPROVE/DISAPPROVE ABATEMENT OF PROPERTY LOCATED AT 155 NW 7TH, KREBS, PITTSBURG COUNTY OKLAHOMA FOR DILAPIDATED STRUCTURE. OWNER SERENA JOHNSTON

Dennis Cook, is Ms. Johnson here? No.

Larry Coxsey, Is that that old house on the corner on the left if you're

Dennis Cook, yes. The yellow house that's been burned for what, a couple years?

Mayor Walker, Several. Several years.

Dennis Cook, you know the same thing. We hear the same thing. You know we're going to tear it down.

We're going to get it taken care of. It never happens, you know. Time elapses. Here we are.

Larry Coxsey, but this one, we'll have to put it out for contract to tear the building down.

Dennis Cook, correct. And give them notice. I think we have one pending now. Same structure if you will.

Same format. We'll just give them notice and post it. Go through it. Get bids.

Mayor Walker, there is one up there we really need to get a little pink building. Got no roof to it. No structure. It's a wonder someone. It ain't fell in on somebody yet, so we need to get that. It's kind of an emergency.

Dennis Cook, who owns that?

Dan Heathcock, some new people about five years ago bought that. I don't know who they're,

Cindy Cooper, I don't know the name off the top of my head, but are they out of Texas? But on data scout it had somebody I think

Mayor Walker, that whole thing in bad shape.

Larry Coxsey, I'll make a motion to approve putting this one out for...

Mayor Walker, if it's not on agenda. Can we go ahead and vote on it?

Cindy Cooper, he's talking about N. We're voting on N.

Larry Coxsey, I'll make a motion to approve and this can be put out for bids and then we'll have to approve that. Chuck Nelms seconds.

Mayor Walker calls for a vote. Larry Coxsey- yes, Chuck Nelms- yes, Sherry DeFrange- yes, Dan Heathcock- yes. **Motion passed.**

Dennis Cook, we have 17 open cases that we that's open right now that we're currently active. We've worked 51 cases this year. Most of the majority of the people, once they get notice, 80% of them will take note of it and get it done. There's about 10 or 12, 14% that says, hey, I don't have time, whatever. That's when we issue a ticket and usually about half of those will comply. Then you have that five to 8% that just won't do it. So that's kind of we're standing right now at this time.

10. COMMENTS FROM THE COUNCIL AND/OR MAYOR

Dan Heathcock, last month I mentioned a road that goes down to the sewer treatment plant that has got what produces a lot of dust and the people that live over there, they're having trouble with their COPD or

whatever it is that makes them have a hard time breathing. And if an employee with the district was able to use some dust preventing granite to put down on that street, as long as they have however much they have to put down on it.

Mayor Walker, you say granite?

Dan Heathcock, could I have them do that? It's a granite that's dust preventing granite. It's a dust prevention granite. The way I had it explained it.

Mayor Walker, how much is that going to cost the city?

Dan Heathcock, nothing. No cost to the city.

Mayor Walker, I've never heard of that.

Dan Heathcock, my question is, even if they had just enough to do a little bit of it, could I have them go ahead and do it? Are there any restrictions as far as the law, having them come on the city street with their heavy equipment or

Mayor Walker, half of that street belongs to the county. Half of its ours and half of its theirs. Over the years. the counties always come over and blacktop the whole thing for nothing until we got a new commissioner and he don't do nothing like that, but there's several times there's a veteran down there that's got COPD really bad and he'll call Billy and say, if the wind's blown out of the south. We don't anything. But if it's not then he goes down there and burns stuff. But we're keeping track of it and Billy's watching it. We're not trying to put him in any danger or whatever. I mean

Dan Heathcock, if they have the material to use on it, would there be any harm in them coming and putting it down?

Mayor Walker, did you have something in a paper showing me exactly what this stuff is you're talking about?

Dan Heathcock, I am just going by his word, the employee's word.

Mayor Walker, you need something showing exactly what we're going to put on the road before we do it.

Dan Heathcock, he said, he said it is granite. He says what they use for dust prevention. He says the granites.

Mayor Walker, granite's. Awful expensive. Never heard of that before. Anyway, see if you can find something to show something about that. I like to know what we're putting down before, even if it's free. Mark, you ever heard of that?

Mark Moy no, but I'd find out what it is. Who's putting it down.

Dan Heathcock, state district One County. Pittsburgh County.

Mark Moy, the reason why I said that is that some granite cut the tires, so if they're putting it on state, I mean county, I'd say it would be all right.

Steve DeFrango, see if they got a material safety data sheet on the material.

Mayor Walker, okay. Like I said, see if he can find something.

Dan Heathcock, I'll have him talk to you guys. I'll tell him to come down here and talk to you guys because if I was going to handle it, I was going to have him go ahead and do it.

Mayor Walker, well, you don't want to put something on there. You find out what it is. I mean, I don't, anyway.

Dan Heathcock, I trust the county. I trust the county guys. But it's up to you all.

Mayor Walker, he's either a worker for the county is what you're saying,

Dan Heathcock, so they can put it down there if they want anyway.

Mayor Walker, so you say he's a worker for the county that's telling you this?

Dan Heathcock, yes.

Mayor Walker, I'd still like to have an actual physical paper showing what it is.

Dan Heathcock, they can go ahead and put it on their half of what they, own of it.

Mayor Walker, I don't know y'all. Ya'll do what ya'll want. You need to find out what you're putting down.

Ronnie May, it's also a liability issue. You don't know what you putting down.

Dan Heathcock, yeah, I think granite, granite, in my opinion, that's like what they make gravel out of.

Mayor Walker, you know what granite also does? Countertops, everything else, you know that they do what it's made put on countertops on kitchen cabinet. That stuff is heavy, hard, and sharp.

Dan Heathcock, my question was if it doesn't go far enough down there to where the trash truck goes to get the trash down to the sewer plant, then they're going to be tracking that mud back over it anyway and then it's going to be dusty again.

Mayor Walker yeah, it'd be a lot simpler just put some oil over it or something, but talking about a lot of money anyway. You go that the old road ain't bad down there, but you're talking about the dust dusty. Yeah, you could always put some kind of oil over the road. Keep the dust down.

Dan Heathcock, that would cost the city but this way it wasn't going to cost the city nothing.

Larry Coxsey, just call the county commissioner and ask him what that is.

Mayor Walker, Yeah, I'm going to get ahold of that guy tell and tell him want something in paper showing what exactly it is.

Dan Heathcock, if he gives me a piece of paper and it just says granite on it, is that not sufficient?

Mayor Walker, yeah. Might have to look up and see what it says.

11. ADJOURN

Sherry DeFrange makes a motion to adjourn to KUA. Chuck Nelms seconds.

Mayor Walker calls for a vote. Larry Coxsey- yes, Chuck Nelms- yes, Sherry DeFrange- yes, Dan Heathcock- yes. **Motion passed**