

CITY OF KREBS
COUNCIL MEETING MINUTES
May 17, 2022

KREBS CITY HALL
5 NE WASHINGTON
KREBS, OKLAHOMA

May 17, 2022
TUESDAY
7:00 P.M.

1. MEETING CALLED TO ORDER. Mayor Bobby Watkins called the meeting to order.
2. ROLL CALL. Giovanna Hasty City Clerk, called the roll. Bobby Watkins-present, Tommy Walker- present, Connie Poole- present, Jason Wagon- present, David Bailey- present.
3. PRAYER AND PLEDGE OF ALLEGIANCE. Mayor Watkins led the prayer and pledge of allegiance.
4. DISCUSS AND ACT TO APPROVE THE MINUTES OF THE APRIL 19, 2022, COUNCIL MEETING. Mayor Watkins asked for a motion to approve the minutes. Connie Poole made the motion to approve. Jason Wagon seconded the motion. Mayor Watkins called for a vote. Tommy Walker- yes, Connie Poole- yes, Jason Wagon- yes, David Bailey-yes. Motion passes.
5. DISCUSS AND ACT TO APPROVE THE CLAIMS. Mayor Watkins asked for a motion to approve the claims. David Bailey made the motion. Connie Poole seconded the motion. Mayor Watkins called for a vote. David Bailey- yes, Jason Wagon- yes, Connie Poole- yes, Tommy Walker-yes. Motion passes.
6. REVIEW CITY OF KREBS FINANCIAL STATEMENT WITH MIKE KERN. Mr. Kerns stated on page 3- Statement of Revenues and Expenses. Total revenues for ten months ending April 30,2022 are \$2,068,236.73. Our budget was \$1,500,118.00 we have exceeded our revenue budget already. Mr. Kerns states turn to page 5 our total expenses are \$2,084,771.18 and total expense budget is \$2,555,776.00 we are below the expenses, but we have spent \$16,000.00 more than we have taken in. Our biggest issue is we had to support the KUA as everybody knows we had to transfer over to the Krebs Utility \$244,852.30 so we are still only \$16,534.45 spending more than our revenues and we have two more months to recover that. Any comments or questions.
7. BUSINESS PREVIOUSLY DISCUSSED.
 - A. DISCUSS AND ACT TO APPROVE THE A TWENTY (20) SPACE RV PARK LOCATED AT 3384 E HWY 270 LOT 35 TOWNSITE ADDITION 9. PROPERTY OWNED BY TRACY PARROTT. PROPOSED SITE IS SOUTH OF THE DOLLAR GENERAL STORE AND ABC TIRE. Mayor Watkins asked if anyone was here to speak on their behalf, no one responded. Tommy Walker states they were supposed to bring in a draft and didn't. Mayor Watkins states do we want to make a motion to table this. Connie Poole states she wants to make a motion to not have the RV Park. David Bailey seconded the motion. Mayor Watkins called for a vote. David Bailey- yes, Jason Wagon- yes, Connie Poole- yes, Tommy Walker- yes. Motion passes not to have RV Park.

8. BUSINESS NOT 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 A TO PLAN LEVEL CC.

Chris Whatley with the Oklahoma Municipal Retirement Fund addressed the council. Recommends to upgrade to the next level for the employee's retirement. Presented the council with actuarial valuation report for 2022-2023 contribution rate of the retirement fund. The current plan is in a really good position. The liability owed to 4 retired employees is \$178,515.00. The liability owed for 16 active employees is \$431,560.00. Which the total is \$610,075.00 but as of July 1, 2021, Krebs had \$635,844.00 in the bank. So, you are over funded or had a surplus of \$25,768.00. Your plan is in excellent condition, for every dollar of liability owed, you roughly had a dollar in the bank. We use a little of the surplus every year approximately \$1,800.00. The normal cost associated with the plan. Under the current plan the employee contribution is 3%. If you upgrade to the next plan level, the employee contribution would be 3.75% that's a ¼ percent increase. The City has been contributing 5.36% for several years and you been doing that to get to the position to where you can pay off the old liability and you can get your employees a better retirement plan. With the next plan level for actives only, the liability would go up by \$107,000.00. That liability would be owed to the active employees. The current retirees would not be included in the upgrade. The liability would go from \$610,000.00 to \$717,000.00. The assets in the bank are still \$635,000.00 so your surplus would be used up and you would be going back to a liability condition of \$82,000.00. The increase annual cost would be \$17,000.00 if the city kept the town budget at 5.36% you would be in good shape for another upgrade.

Mayor Watkins ask Mike Kern what he thought. Mike Kern states he would like to discuss it further at the finance committee meeting.

Mayor Watkins calls for a motion to table. David Bailey made the motion to discuss at the next finance meeting. Jason Wagnon seconded the motion. Mayor Watkins called for a vote. David Bailey-yes, Tommy Walker- yes, Jason Wagnon- yes, Connie Poole- yes. Motion passes to Table.

B. DISCUSS AND ACT TO APPROVE REZONING PROPERTY FROM R-1 RESIDENTIAL TO C-2 COMMERCIAL LOTS 1,2,3 AND 4 Block 221 No.5. Mayor Watkins asks for discussion. Brett Cable states he is representing David Verner and has Johnny Alford, Chief Operations Officer, of Big V Feeds.

Brett Cable states we have made the application to change the zoning. I have brought some pictures to pass out so you can see the area. I have a satellite image and an overhead image. So right across the street there is a lot of commerce going on. What the Verners are intending to do here is put in a storage warehouse, to do that we need to change the zoning.

Mayor Watkins states what are these going to be used for. Brett Cable states to store feed. Johnny Alford states it would be one large building not a storage facility.

Mayor Watkins asks for discussion from the council. Pat Layden states did you give three-hundred-foot notice. Giovanna Hasty replied we did, we sent out letters.

Mayor Watkins states is there anyone here to protest. My name is Kelly Blevins I have this map they gave me; my wife and I live at block 208 and we recently purchased the entire block of 209 with the thoughts of building a home at some point. We are just curious on how it was going to affect the neighborhood as far as the roads, no offense to anyone, but the roads are a little rough on that side of the highway, I don't know if there are going to be any kind of big trucks coming through there. Johnny Alford replied on the back side, we built a new warehouse back there. We are not going to be using the road on Morris Street. We have our own road. We will be backing up trucks on our side. Tommy Walker states is there any kind of smell coming from your side. Johnny Alford replied no, we don't use any chemicals.

Mayor Watkins states you're not going to be driving any trucks on Morris Street. Johnny Alford replied no sir. David Bailey states I'm not against this I think we should put in a stipulation that if they start using Morris Street, they must take care of the roads.

Mayor Watkins asked for a motion to approve. Tommy Walker made the motion to approve. Connie Poole seconded the motion. Mayor Watkins called for a vote. Tommy Walker-yes, Jason Wagnon-yes, David Bailey- yes, Connie Poole- yes. Motion passes.

- C. DISCUSS AND ACT TO APPROVE ORDINANCE 22-02 TO CREATE A NEW ZONING DEFINITION AND CLASSIFICATION TO BE NAMED TRADITIONAL NEIGHBORHOOD DESIGN (TND) OVERLAY DISTRICT. THIS ESTABLISHES AN AREA FOR MULTIPLE ZONING CLASSIFICATIONS. (i.e., R-1, R-2, AND COMMERCIAL). Mayor Watkins asks Zach Prichard to talk about this. Zach Prichard states I have some property here in town I would like to develop it Neighborhood Traditional Design, think of neighborhoods that are walkable. You can walk to school, a neighborhood grocery store, or a restaurant. The problem that currently exist in trying to do that in Krebs. Tommy Walker asks Pat Layden if we do this for him do we have to do this for everyone. Pat Layden replied no you don't. If you think his property and plan are appropriate you could vote to do that, if another group came in and wanted to do something like this in another area you could look at that plan. They would have to come in and make a proposal like anyone else for rezone. David Bailey asks why you are wanting to rezone Commercial. Zach Prichard replies it's all about the Traditional Design to be able to walk to the store or restaurant and school. Tommy Walker states you're going to build all the streets. Zach Prichard replies eventually. Mayor Watkins asks do we have a motion to approve. Connie Poole makes a motion to approve. Jason Wagnon seconded the motion. Mayor Watkins called for a vote. Tommy Walker- yes, Jason Wagnon- yes, Connie Poole- yes, Tommy Walker- yes. Motion passes.
- D. DISCUSS AND ACT TO APPROVE TO SURPLUS A 2003 CATERPILLAR 416D BACKHOE SERIAL# CAT0416DABFP09621. Mayor Watkins asked for a motion to approve. David Bailey made the motion to approve. Tommy Walker seconded the motion. Mayor Watkins called for a vote. Tommy Walker-yes, David Bailey- yes, Connie Poole- yes, Jason Wagnon- yes. Motion passes.
- E. DISCUSS AND ACT TO TRADE IN TO YELLOWHOUSE MACHINERY THE 2003 CATERPILLAR 416D BACKHOE FOR \$17,000.00. MATTHEW DRAKE ADDRESSES THE COUNCIL. Hello City of Krebs I'm representing Yellow House Machinery, this has been in our rental fleet. We are confident in it. Tommy Walker asks what does a new one cost. Matthew Drake replies \$135,000.00. Tommy Walker states so this is \$106,000.00 with 1000 hours on it. Matthew Drake replies yes sir. Tommy Walker asked if it has any warranty on it. Matthew Drake replies yes, the warranty on this will run through 2024 and you can purchase more warranty down the road. Tommy Walker asks do you all do the services on it for us. Matthew Drake replies yes sir I have the paperwork that shows what our warranty covers. Mayor Watkins asks for a motion to trade in the Caterpillar for \$17,000.00. Connie Poole made the motion to approve. Jason Wagnon seconded the motion. Mayor Watkins called for a vote. David Bailey- yes, Jason Wagnon- yes, Connie Poole- yes, Tommy Walker-yes. Motion passes.
- F. DISCUSS AND ACT TO PURCHASE A 2020 JOHN DEERE 310 SL BACKHOE LOADER FROM YELLOWHOUSE MACHINERY IN ALDERSON, OK. FOR \$106,613.56. Mayor Watkins asks if that was minus the \$17,000.00. W Kay Scott replied the \$106,613.56 is what the backhoe cost. Once we trade in the other one the total cost will be \$89,613.56.

Mayor Watkins asked for motion to purchase the John Deere 310. David Bailey made the motion to approve. Connie Poole seconded the motion. Mayor Watkins called for a vote. Tommy Walker- yes, Connie Poole- yes, David Bailey- yes, Jason Wagnon- yes. Motion passes.

- G. DISCUSS AND ACT TO CHOOSE WHICH BANK ACCOUNT TO PURCHASE BACKHOE. THE STREET AND ALLEY FUND OR STREET AND ALLEY DEPARTMENT WITHIN THE GENERAL FUND OR TAKE HALF OF PURCHASE AMOUNT OUT OF EACH. Mike Kern states we have enough money to split this purchase. Mayor Watkins asked for a motion to approve. Tommy Walker made the motion to approve. David Bailey seconded the motion. Mayor Watkins called for a vote. Tommy Walker- yes, Jason Wagnon- yes, Connie Poole- yes, David Bailey- yes. Motion Passes.
- H. DISCUSS AND ACT TO HIRE A CODE ENFORCEMENT OFFICER. PART TIME POSITION WITH PAY STARTING AT \$15.50 PER HOUR. Mayor Watkins states we have been needing this for a long time. Tommy Walker replies not at \$15.50 per hour. David Bailey states they will have to go to school. Connie Poole replied but we would pay for that on our end. I think we should give it a shot and if we can't find someone, we can go another way. Tommy Walker and the other council members had a discussion about who does home inspection then. Mayor Watkins states that comes under code enforcement. W Kay Scott replies instead of naming it code enforcement should we name it abatement officer. Mayor Watkins states we could go to abatement officer, we've been fighting this for almost twenty years that I know of. Connie Poole states I think we should change it to abatement. Mayor Watkins called for a motion to hire an Abatement Officer effective July 1, 2022. Connie Poole made the motion. Tommy Walker seconded the motion. Mayor Watkins called for vote. Tommy Walker- yes, Connie Poole- yes, Jason Wagnon- yes, David Bailey- yes. Motion Passes.
- I. DISCUSS AND ACT TO TRANSFER MONIES FROM CAPITAL IMPROVEMENT SALES TAX FUND TO GENERAL FUND AT AN ESTIMATED AMOUNT OF \$150,000.00. Mike Kern states there is a work paper in your book, sales tax money must go for capital improvements so what has happened during the year is we have spent money out of the general fund. We've spent \$75,000.00 for KUA and we've spent \$78,000.00 for the police and \$44,000.00 for general, \$17,000.00 for the street. Those things added up to \$228,338.14 in the Capital Improvement Fund that needs to be transferred over to the General Fund. So, one transfer in the amount of \$228,388.14 instead of having two agenda items. Mayor Watkins called for a motion to transfer monies. David Bailey made the motion to transfer. Connie Poole seconded the motion. Mayor Watkins called for vote. Tommy Walker- yes, Connie Poole- yes, Jason Wagnon- yes, David Bailey- yes. Motion Passes.
- J. DISCUSS AND ACT TO TRANSFER \$75,000.00 TO KUA FROM CAPITAL IMPROVEMENT SALES TAX FUND TO REPLACE FUNDS SPENT ON CAPITOL IMPROVEMENTS FOR KUA. Mike Kern states already in budget.
- K. DISCUSS AND ACT TO TRANSFER MONIES FROM THE IT FUND TO THE GENERAL FUND IN THE AMOUNT OF \$49,180.22 TO REPLACE FUNDS SPENT ON THE NEW POLICE CARS EQUIPMENT. Mike Kern states on the page we were just looking at we spent the money out of the General Fund, so we need to take it out of the IT fund and put it back into the General Fund. Mayor Watkins called for motion. Connie Poole made the motion to transfer. Jason Wagnon seconded the motion. Mayor

Watkins called for vote. Tommy Walker- yes, Connie Poole- yes, Jason Wagnon- yes, David Bailey- yes. Motion Passes.

- L. DISCUSS AND ACT TO TRANSFER MONIES FROM TRAINING FUND TO THE GENERAL FUND IN THE AMOUNT OF \$10,175.85 FOR TRAINING COSTS FOR POLICE DEPARTMENT, CITY GOVERNMENT AND FIRE DEPARTMENT. W Kay Scott states this is the amount we have spent this year on training. Mayor Watkins called for a motion to transfer monies. David Bailey made the motion to transfer. Connie Poole seconded the motion. Mayor Watkins called for vote. Tommy Walker- yes, Connie Poole- yes, Jason Wagnon- yes, David Bailey- yes. Motion Passes.
- M. DISCUSS AND ACT TO APPROVE THE INDEPENDENT YEARLY CONTRACT FOR LARRY PARTAIN FOR EMERGENCY MANAGEMENT DIRECTOR FOR THE FISCAL YEAR 2022-2023 EFFECTIVE JULY 1, 2022, THROUGH JUNE 30, 2023. Mayor Watkins called for a motion. Connie Poole Made the motion to approve. Jason Wagnon seconded the motion. Mayor Watkins called for vote. Tommy Walker- yes, Connie Poole- yes, Jason Wagnon- yes, David Bailey- yes. Motion Passes.
- N. DISCUSS AND ACT TO APPROVE THE INDEPENDENT YEARLY CONTRACT FOR PAT LAYDEN FOR CITY ATTORNEY FOR FISCAL YEAR 2022-2023 EFFECTIVE JULY 1, 2022, THROUGH JUNE 30, 2023. Mayor Watkins called for a motion. Tommy Walker made a motion to approve. David Bailey seconded the motion. Mayor Watkins called for vote. Tommy Walker- yes, Connie Poole- yes, Jason Wagnon- yes, David Bailey- yes. Motion Passes.
- O. DISCUSS AND ACT TO APPROVE THE INDEPENDENT YEARLY CONTRACT FOR MIKE KERN FOR CITY ACCOUNTANT FOR FISCAL YEAR 2022-2023 EFFECTIVE JULY 1, 2022, THROUGH JUNE 30, 2023. Mayor Watkins called for a motion. David Bailey made a motion to approve. Tommy Walker seconded the motion. Mayor Watkins called for vote. Tommy Walker- yes, Connie Poole- yes, Jason Wagnon- yes, David Bailey- yes. Motion Passes.
- P. DISCUSS AND ACT TO ACCEPT THE RESIGNATION OF KREBS MUNICIPAL COURT JUDGE ROGER WILEY EFFECTIVE MAY 31, 2022. Mayor Watkins called for a motion. David Bailey made a motion to accept resignation. Connie Poole seconded the motion. Mayor Watkins called for vote. Tommy Walker- yes, Connie Poole- yes, Jason Wagnon- yes, David Bailey- yes. Motion Passes.
- Q. DISCUSS AND ACT TO APPROVE THE APPOINTMENT OF MARK FIELDS AS KREBS MUNICIPAL COURT JUDGE EFFECTIVE JUNE 1, 2022. Mayor Watkins called for a motion. David Bailey made a motion to approve appointment. Jason Wagnon seconded the motion. Mayor Watkins called for vote. Tommy Walker- yes, Connie Poole- yes, Jason Wagnon- yes, David Bailey- yes. Motion Passes.
- R. DISCUSS AND ACT TO APPROVE THE YEARLY CONTRACT FOR MARK FIELDS AS KREBS MUNICIPAL COURT JUDGE EFFECTIVE JUNE 1, 2022, THROUGH MAY 31, 2023. Mayor Watkins called for a motion. Connie Poole made a motion to approve. Tommy Walker seconded the motion. Mayor Watkins called for vote. Tommy Walker- yes, Connie Poole- yes, Jason Wagnon- yes, David Bailey- yes. Motion Passes.

- S. DISCUSS AND ACT TO ACCEPT THE RESIGNATION OF KREBS CITY MAYOR BOBBY WATKINS EFFECTIVE MAY 31, 2022. Mayor Watkins called for a motion. Tommy Walker made a motion to accept resignation. Connie Poole seconded the motion. Mayor Watkins called for vote. Tommy Walker- yes, Connie Poole- yes, Jason Wagnon- yes, David Bailey- no. Motion Passes.

9. COMMENTS FROM THE COUNCIL AND MAYOR. Mayor Watkins states you all have been like family down here and I hate to go but its time, it's kind of like leaving high school. You don't want to go out, but you must go forward. Connie Poole states you've done a great job.

10. ADJOURN TO KUA. Mayor Watkins asked for a motion to adjourn to KUA. Tommy Walker made a motion to adjourn. David Bailey seconded the motion. Mayor Watkins called for a vote. David Bailey- yes, Jason Wagnon- yes, Tommy Walker- yes, Connie Poole- yes. Motion passes.