

CITY OF KREBS
COUNCIL MEETING
JULY 20, 2021

KREBS CITY HALL
5 NE WASHINGTON
KREBS, OKLAHOMA

JULY 20, 2021
TUESDAY
7:00 P.M.

1. Mayor Bobby Watkins called the meeting to order.
2. Jessica Green, City Clerk called roll. Bobby Watkins-present, Tommy Walker-present, Connie Poole-present, Jason Wagnon-absent, David Bailey-present.
3. PRAYER AND PLEDGE OF ALLEGIANCE.
Mayor Watkins led the prayer and pledge.
4. DISCUSS AND ACT TO APPROVE THE MINUTES OF THE JUNE 15, 2021 COUNCIL MEETING.
Mayor Watkins asks if there are any questions regarding the minutes. Mayor Watkins asks for a motion to approve the minutes. Connie Poole makes the motion to approve the minutes. David Bailey seconds the motion. Mayor Watkins calls for a vote. David Bailey-yes, Connie Poole-yes, Tommy Walker-yes. Motion passed.
5. DISCUSS AND ACT TO APPROVE THE CLAIMS.
Mayor Watkins asks if there are any questions regarding the claims. Mayor Watkins asks for a motion to approve the claims. Connie Poole makes the motion to approve. David Bailey seconds the motion. Mayor Watkins calls for a vote. Tommy Walker-yes, Connie Poole-yes, David Bailey-yes. Motion passed.
6. REVIEW CITY OF KREBS FINANCIAL STATEMENT WITH MIKE KERN.
Mike Kern addressed the council. Mr. Kern states on page 3 the total revenue for the fiscal year ending June 30, 2021 was \$2,077,443.26. Mr. Kern states that on page 5 the total expenses for the year ending June 30, 2021 was \$1,873,377.83. Mr. Kern states that we have a positive income for the year of \$204,065.43. Mr. Kern states that when we go over the budget, he will go over more numbers. Mr. Kern asks if there are any questions.
7. BUSINESS PREVIOUSLY DISCUSSED.
None.
8. BUSINESS NOT PREVIOUSLY DISCUSSED.
 - A. DISCUSS AND ACT TO APPROVE THE SURVEY PLAT FOR THE WATERFRONT ADDITION FOR THE CHOCTAW NATION.
Jay Mauck with Sunview Construction addressed the council. Mr. Mauck states that this is simply phase 2 for the waterfront addition. Mr. Mauck states that after looking at the phases they only need to open up for 7 lots for phase 2 to continue to build for this year. Mr. Mauck states that he would like to wait to open up the roads until the next plat and phase is ready. Mayor Watkins asks for a motion to approve. Connie Poole makes the motion to approve the survey plat. David Bailey seconds the motion. Mayor Watkins calls for a vote. Tommy Walker-yes, Connie Poole-yes, David Bailey-yes. Motion passed.

- B. DISCUSS AND ACT TO OPEN AND APPROVE THE BIDS FOR THE DEMOLITION AT 141 S. MAIN.
Mayor Watkins states that we received two bids for this property. Mayor Watkins states the first bid is from BKR Dozer & Land Development in the amount of \$5,000.00. Tommy Walker asks if that is to clear the trees and vehicles. Jessica Green City Clerk, states that it should just be for the demolition of the house. Tommy Walker states shouldn't it be for cleaning of the trees out of there.
Mayor Watkins states the second bid if from Moss Wrecker Service in the amount of \$6,000.00 to tear down the house and clean the property.
Connie Poole asks if that is to clear and take everything off the property.
Mayor Watkins states that Mr. Moss can take the vehicles and store them on his lot.
Mike Kern states that State Statue says we can take the lowest and best bid.
Tommy Walker states we need to have it in writing stating what they will be doing on the property.
Tommy Walker states that we can put a stipulation on it if he clears it for that price that includes the house, the trees, and vehicles and then we will accept the bid.
Tommy Walker states we should call them to ask what the bid includes.
Mayor Watkins calls Moss Wrecker services over the phone.
Mr. Moss states that this bid includes the house, trees, and vehicles. Mr. Moss states that he can do all the paperwork and haul the vehicles and store them at his lot until the owner is able to get them.
Mayor Watkins calls BKR Dozer over the phone.
Mr. Rodebush stated that is for the house and cleaning of the property. Mr. Rodebush stated that he did not know how to remove the cars and if no one claimed them he would call someone to haul them off.
Connie Poole states that she would like to go with Moss Wrecker because he has the ability to store the vehicles.
Mayor Watkins asks for a motion to approve the bid from Moss Wrecker Services. Connie Poole makes the motion to approve Moss Wrecker. Tommy Walker seconds the motion. Mayor Watkins calls for a vote. Tommy Walker-yes, Connie Poole-yes, David Bailey-yes. Motion passed.
- C. DISCUSS AND ACT TO TAKE BIDS ON THE DILAPIDATED BUILDING AT 90 SW 8TH. PROPERTY OWNED BY ROSE ANN ROBERTSON.
Renee Edwards addressed the council. Ms. Edwards states that she was just notified of this issue on Friday. Ms. Edwards states that she has a verbal agreement with Rose Ann Robertson that they would clean and fix the property and buy the property from Mrs. Robertson. Ms. Edwards states that they handle and clean all of the other properties that Mrs. Robertson owns. Ms. Edwards states she got ill and now they have permission to start working on the house again. Ms. Edwards asks for 30 days to show that they can get the property cleaned. Ms. Edwards states they have ordered a dumpster to start cleaning the property. Ms. Edwards states that they are contractors.
Mayor Watkins asks if she plans to remodel. Ms. Edwards states yes.
Mayor Watkins states that we need to take some kind of action.
Connie Poole asks if we need to speak with Mrs. Robertson since the property is in her name.
Ms. Edwards states that Mrs. Robertson had no idea that the certified mail was being mailed.
Jessica Green states that the certified letters that were sent were signed by Stephanie.
Connie Poole asks if she has a title or a deed stating the property is in her name.
Danielle Layden, Intern, asks if she has any kind of contract in writing. Mrs. Edwards states that she has a lease agreement with the house that she is in now.
Connie Poole states that if it's in your business you would want something in writing. Ms. Edwards states that she is the only person here on behalf of Mrs. Robertson, due to her being in the hospital in Oklahoma City.

Mayor Watkins states that we have gave the owner a year to do something with this property. Tommy Walker suggest that she gets a contract in writing within so much time showing us something in her name.

Danielle Layden states that she needs to have a contract signed from Rose Ann Robertson or her Personal Representative.

Ms. Edwards asks for 15 days to get a contract signed. Tommy Walker states that we need something from the owner. Danielle Layden states we need something in writing.

Mayor Watkins asks if they can show them that work is being done within the 30 days. Ms. Edwards states yes, and she can give references.

Tommy Walker asks if they can get the roof weathered. Ms. Edwards states yes, she can.

David Bailey states that she needs to come up with a contract. And in 30 days we will move forward with our next step.

Ms. Edwards states that part of the family has been tying her hands and can't do anything.

Ms. Edwards states that she is already invested into this property and will file a lien.

Mayor Watkins asks if they are buying the house.

Ms. Edwards states that she is buying the metal building and the rock house.

Connie Poole states that the property needs to be in her name and filed at the court house.

Mayor Watkins asks for a Motion to Table until September 1st. David Bailey makes the Motion to Table.

Connie Poole asks why September 1st. Mayor Watkins states she will need a little extra time to get the contract signed. Connie Poole seconds the motion. Mayor Watkins calls for a vote. Tommy Walker-yes, Connie Poole-yes, David Bailey-yes. Motion Tabled.

D. DISCUSS AND ACT TO MAINTAIN EMPLOYER CONTRIBUTION RATE OF 5.36% FOR OKLAHOMA MUNICIPAL RETIREMENT FUND. THIS IS FOR NON-UNIFORMED EMPLOYEES.

Kay Scott, City Treasurer states that this is the rate we voted last year to keep this rate. This year they sent us a letter stating 4.45%. And if we maintain the 5.36% then it will help with the liability portion.

Mayor Watkins asks for a motion to approve. Connie Poole makes the motion to approve. David Bailey seconds the motion.

Tommy Walker asks how long have we had it at this rate. Mrs. Scott states for the last 3 years, and that is the city portion. Mrs. Scott states that the employees contribute 3%.

Mayor Watkins calls for a vote. Tommy Walker-yes, Connie Poole-yes, David Bailey-yes. Motion passed.

E. DISCUSS AND ACT TO HIRE CHASE WOOD FOR THE KREBS FIRE DEPARTMENT.

Mayor Watkins states that no one was able to be here tonight. Mayor Watkins states that he is a good hand and they would like the council to hire him. Mayor Watkins states that they are short on men for the fire department.

Tommy Walker asks if they are on a 90-day probation.

Kay Scott states that they are on a one-year probation.

Mayor Watkins asks for a motion to approve. Tommy Walker makes the motion to approve. Connie Poole seconds the motion. Mayor Watkins calls for a vote. Tommy Walker-yes, Connie Poole-yes, David Bailey-yes. Motion passed.

F. DISCUSS AND ACT TO TRANSFER MONIES FROM THE CAPITAL IMPROVEMENT ACCOUNT FUND TO THE CITY OF KREBS GENERAL FUND. THIS IS TO REIMBURSE THE CITY GENERAL FUND FOR MONIES SPENT ON CAPITAL ITEMS/PROJECTS. AMOUNT ESTIMATED TO BE \$150,000.

Mike Kern addressed the council. Mr. Kerns states on page 4, that is the Capital Improvement Budget.

Mr. Kern states that this is money that was paid out of the general fund to purchase those items. This is just to transfer the amount from the capital account to the general fund account. Mr. Kern asks if there are any questions. Mayor Watkins asks for a motion. Connie Poole makes the motion to approve. David

Bailey seconds the motion. Mayor Watkins calls for a vote. David Bailey-yes, Connie Poole-yes, Tommy Walker-yes. Motion passed.

- G. DISCUSS AND ACT TO MATCH MONIES DONATED FOR PARK IMPROVEMENTS SUCH AS NEW PLAYGROUND SETS AND AREA. DONATED MONIES FROM THE TINA NELSON WERE \$20,000. Mayor Watkins states that all the equipment is gone at the park. Mayor Watkins states that he has a gentleman coming to look on how much dirt it will take to fill the hole and make it level and could take up to 10-12 loads of dirt. Mayor Watkins states that Billy Robinson will put a good drain in to help it drain properly. Mayor Watkins states that Tina has put up a lot of money already, and we should match it. Mr. Kern states that we have put money back in the budget already and we will be able to match it. Tommy Walker asks if this is for everything, that the dirt work will cost about \$10k. Mayor Watkins states yes. Kay Scott states that the wood chips are about \$3,000.00. David Bailey states that if we are going to do this then we need to do this right, we need to have a nice playground and nice equipment. Tommy Walker asks if we have more money to spend. Mr. Kern states that when we get to the budget, we can talk more about how much money we have. Mayor Watkins asks for a motion. David Bailey makes the motion to approve. Tommy Walker seconds the motion. Mayor Watkins calls for a vote. David Bailey-yes, Connie Poole-yes, Tommy Walker-yes. Motion passed.
- H. DISCUSS AND ACT TO PAY DENNIS COOK FOR EXCESS VACATION LEAVE OF 210 HOURS AND SICK LEAVE OF 280 HOURS. THE SICK IS AT A 2 TO 1 RATIO. TOTAL GROSS AMOUNT IS \$11,900 LESS \$3,783.81 FOR TAXES WITH A NET TOTAL OF \$8,116.19. Dennis Cook, Chief of Police addressed the council. Mr. Cook states that the contract states that I can only carry over 45 days, and I'm at 42 days. Mr. Cook states for sick I am at 120 days. Mr. Cook states that he is only working two days a week, because he is having to use time so he does not lose it. Mr. Cook states he is so far behind and needs some breathing room. Mr. Cook states that the sick is a 2 to 1 ratio, so I will take 14 days and then give the city back 14 days. David Bailey asks if this is the money for these hours. Mr. Cook states yes. Mayor Watkins asks for a motion to approve. Tommy Walker makes the motion to approve. Connie Poole seconds the motion. Mayor Watkins calls for a vote. David Bailey-yes, Connie Poole-yes, Tommy Walker-yes. Motion passed.
- I. DISCUSS AND ACT TO ACCEPT A QUOTE FOR A NEW HVAC UNITS FOR THE KREBS HERITAGE MUSEUM. THREE QUOTES PRESENTED. TRIPLE "S" ELECTRIC FOR 1 UNIT AT \$7,700. JIM WOOD REFRIGERATION INC FOR 2 UNITS AT \$16,140.00. H& P HEATING AND AIR CONDITIONING FOR 2 UNITS AT \$10,417.90 FOR 80% GAS FURNACE AND SYSTEM OR \$12,254.14 FOR 95% GAS FURNACE AND SYSTEM. Received one more quote from Sadler Refrigeration for two units at \$11,310.00. Steve Defrange addressed the council. Mr. Defrange states that the Museum has two units, and they are about 24-25 years old, one that does not work and the other unit has been serviced about two years ago. Mr. Defrange states that we have 90 plus unit in the Museum now. Mr. Defrange states that when they are in there, they use that one unit to try and keep it cool and use the other unit for circulation. Connie asks if they need two units. Mr. Defrange states yes. Mr. Defrange states the museum will pay for one unit and the city will pay for the second unit. Tommy Walker states that H&P has the better price, and he is the cheapest. Tommy Walker states he can go cheaper because of it being a 16 SEERS and the others are all 14 SEERS. Tommy Walker states that the lower the SEER the better. Steve Defrange states that they have a Rheem in there now. Tommy Walker states that Rheem is a really good one. Tommy Walker states that Rheem is rated the top one. David Bailey asks who is handling the Rheem. Tommy Walker states Triple S Electric.

Tommy Walker states that on a residential/commercial they normally give you 5-10-year warranty on parts. Mayor Watkins asks the council on who they have decided.

Tommy Walker states that he will make a motion for Triple S Electric because we know there work is good. Tommy Walker makes the motion for Triple S Electric. David Bailey seconds the motion. Mayor Watkins calls for a vote. David Bailey- yes.

Connie Poole asks about the warranty on Triple S Electric. Tommy Walker states none of them have warranty down on paper. Connie Poole states that H&P has a 5-year warranty. Tommy Walker states they are all the same and all have 5-year warranties and he has checked on all of them. Tommy Walker states that they cannot all write everything on paper. Connie Poole states as long as we have something in writing with the warranty.

Tommy Walker states that Triple S Electric has done a lot for Krebs, and they work for the City of Krebs. Connie Poole-yes, Tommy Walker-yes. Motion passed.

J. DISCUSS AND ACT TO APPROVE 2021/2022 CITY BUDGET.

Mike Kern ask if there are any questions. Kay Scott states she has not had a chance to look at it but it should be fine. Mr. Kern states the only thing that was corrected was the salaries for the guys. Mr. Kern states page 3 the general fund budget we have \$845,000 that we have left over and can move money around if needed. Tommy Walker states the reason that some our getting raises they are going to school and completed trainings. Mayor Watkins asks for a motion. David Bailey makes the motion to approve. Tommy Walker seconds the motion. Mayor Watkins calls for a vote. David Bailey-yes, Connie Poole-yes, Tommy Walker-yes. Motion passed.

9. COMMENTS FROM THE COUNCIL AND MAYOR

Tommy Walker asks if they are spraying for mosquitoes. Tommy Walker asks what time they are going.

Billy Robinson states they are going out at night, but if the wind is over 5 mph they cannot spray. Tommy Walker asks how many times they go out. Billy Robinson states they go out one time a week. Tommy Walker asks if we can get out there more than once a week.

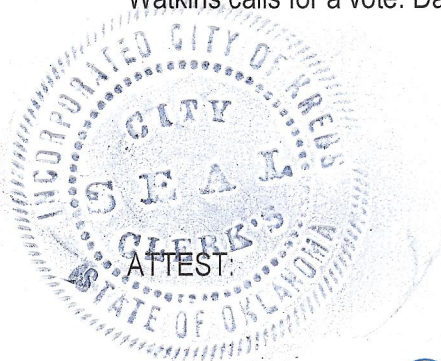
Mayor Watkins states that we have the park project going, patching roads, and some water projects at the schools.

Connie Poole states that the guys are doing a great job.

Mayor Watkins states we put a new gate in at the lake.

10. ADJOURN TO KUA.

Mayor Watkins asks for a motion. Connie Poole makes the motion. Tommy Walker seconds the motion. Mayor Watkins calls for a vote. David Bailey-yes, Connie Poole-yes, Tommy Walker-yes. Motion passed.



Bobby Watkins, Mayor

Jessica Green, City Clerk