

CITY OF KREBS
COUNCIL MEETING MINUTES
APRIL 16, 2024

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

2. ROLL CALL- by Cindy J. Cooper, City Clerk

Mayor Tommy Ray Walker – present

David Bailey- present

Jason Wagnon- absent

Connie Poole- present

Dan Heathcock-present

3. PRAYER AND PLEDGE OF ALLEGIANCE. Led by David Bailey

4. DISCUSS AND ACT TO APPROVE THE MINUTES OF THE MARCH 19, 2024 CITY COUNCIL MEETING.

Mayor Walker asks for a motion.

David Bailey requests an amendment to the minutes as follows: **David Bailey states it sounds like I said you can learn how to do this (city clerk/city treasurer job) in four days, and that's not accurate. What I was saying is, four days is not enough training. David Bailey clarifies what he was saying was that she (Sherri Bailey past city clerk) only had four days training, and that was not enough. No one could come in here and learn this system in four days. ***

Request for amendment granted.

David Bailey made a motion to approve the minutes as amended. Connie Poole seconded.

Mayor Walker calls for a vote. Dan Heathcock- yes, Connie Poole- yes, David Bailey- yes.

Motion passed.

5. DISCUSS AND ACT TO APPROVE THE MINUTES OF THE APRIL 9, 2024 SPECIAL CITY COUNCIL MEETING

Mayor Walker asks for a motion.

Connie Poole made a motion to approve the minutes. David Bailey seconded.

Mayor Walker calls for a vote. Dan Heathcock- yes, Connie Poole- yes, David Bailey- yes.

Motion passed

6. DISCUSS AND ACT TO APPROVE THE CLAIMS.

Mayor Walker asks for a motion.

David Bailey makes a motion to approve the claims. Connie Poole seconds.

Mayor Walker calls for a vote. David Bailey- yes, Connie Poole- yes, Dan Heathcock- yes.

Motion passed.

7. REVIEW CITY OF KREBS FINANCIAL STATEMENT WITH MIKE KERN.

Mike Kern request the council turn to page three of the statement of revenues. The revenues for the nine months ending in March are \$1,758,029.56. That is \$128,000.00 more than we budgeted for the whole year. Our revenues are pretty strong. Go to page five and look at total expenses, \$2,031,516.32. We have expended \$273,486.76 more than we took in. What effect that is going to have, that will reduce the carry over money for next year. We have three months left. In short, the revenues are strong, but we did send \$185,610.15 to KUA, and we did have capital expenditures. Mike Kern states I hope we don't have any other big expenditures for the next three months. We need to hold it down for the next three months.

8. BUSINESS PREVIOUSLY DISCUSSED. None

9. BUSINESS NOT PREVIOUSLY DISCUSSED.

A. DISCUSS AND ACT TO APPROVE/DISAPPROVE PAYMENT TO THE FIREMEN FOR THE 1ST QUARTER FIRE RUNS, AND MEETINGS

Chief Jim Cortassa states we are asking for payment for the first quarter fire calls, and meetings

Mayor Walker asks Chief Cortassa about leaks in the roof of the fire department.

Chief Cortassa states there are several leaks where they have patched the sky lights. We probably need to look into that.

Mayor Walker asks Maintenance supervisor Billy Robinson if that is something they can do.

Billy Robinson affirms that yes, they can.

Mayor Walker tells him to put it on his list when he gets a chance.

Mayor Walker asks for a motion

[Dan Heathcock makes a motion to approve the first quarter payments to the firemen.](#) Connie Poole seconds.

Mayor Walker calls for a vote. Dan Heathcock- yes, Connie Poole- yes, David Bailey- yes.

[Motion passed.](#)

B. PRESENTATION FROM JACOB POOLE ON PROPOSAL TO THE CITY OF KREBS CITY COUNCIL, OUTLINING HIS VISION TO LEASE, AND REVITALIZE A CITY OWNED BUILDING LOCATED AT 420 NW ELECTRIC AVE INTO AN EXCITING INDOOR PARTY VENUE FOR KIDS, ENHANCING COMMUNITY ENGAGEMENT AND ENTERTAINMENT OPTIONS.

Jacob Poole, owner of Jump and Slide Inflatables addresses the council. Jacob thanks the council and city staff for allowing him the opportunity to address council and thanks them for all that they do for the city of Krebs. Jacob states he is proposing that the city of Krebs lease the building located at 420 NW Electric Ave to him/Jump and Slide Inflatables. A packet has been provided to council (included in this book) that provides data with information on how the city of Krebs can benefit. On the first page is a picture of the building, we want to lease in Krebs. On the second page is information about the building we currently have, located at 1201 N. Main in McAlester, and all the things we do there. It is an indoor party room as well. The third page gives data of everything we have done. In 2022 we had 124 parties, in 2023 we had 213 parties, and in just the first quarter of 2024 we have had 75 parties. Those parties have between 15-50 guest. If Krebs allows us to lease the building it would promote local spending, positively impacting Krebs. The back page is the building we already have in McAlester. Jacob Poole states if you ask someone in the general public what they think when they hear the words Krebs Oklahoma or as I like to say "Krebs, America." They would say amazing Italian food, little Italy, coal mining town, great schools, amazing fire, and police department. The only thing we are really missing is a place to hang out, and be a kid. If approved, the location at 420 NW Electric would be named 'The Krebs Event Center.' It would be a hang out spot for this region. It would offer a combination of five bounce houses or obstacle courses, and an arcade. TVs for parents to watch their kids or watch football games while their kids play. Jump and Slide inflatables would invest in the building giving it a new look, new electrical, new A/C, heat, new bathrooms, and a kitchen. These updates would allow family, friends, schools, churches, and any type of function to enjoy a fun, and exciting atmosphere year-round. The Krebs event center would specialize in private events on weekends, but in the summer time during the week, families can join in on the fun for approximately \$10.00 per person. Krebs event center could be utilized for church functions and school trips. A really local affordable place to gather, and make memories. For instances today we had Canadian public schools. They brought a couple of classes so they are enjoying that. Friday we are going to have a couple of classes from Krebs public school. The proposal would be a 15-year lease at \$300 per month. I project it would take approximately \$50,000 to \$100,000 in renovation for the Krebs event center to be ready so hopefully by next summer. All renovation would remain on the property, and belong to the city of Krebs. If Jump and Slide Inflatables ever wanted to break the lease, they would have to notify the city council six months prior to vacating. Jump and Slide Inflatables would carry their own liability insurance for the building, and inflatables along with having the appropriate waivers as required by insurances, and Oklahoma State Department of Labor. The last sheet is showing an event we are having at the McAlester Expo on May 3rd, 4th, and 5th. It's called the Bouncin' Expo. Prior to this meeting we met with a group of DHS employees. Every month they are required to provide a space for kids in DHS custody to go to some kind of fun event. We have already agreed to let them go to the event at the Expo for free. If we get the event center here in Krebs we would like to host those DHS events every month in Krebs as well. Jacob Poole thanks the council for their time and ask if there are any questions. Mike Kern clarifies that Jacob Poole is wanting the city to lease the building to him for 15 years.

Jacob Poole confirms that is correct

Mike Kern states in city governments you can't agree to a contract that goes longer than the fiscal year. You would have to have what is called an appropriation clause in it.

Pat Layden states if the council is interested in doing this, we would have to look at the legality of it. What Mr. Kerns is saying is this council can't bind Krebs to a long term 15-year lease. There might be a way to make it work. If the council decides they for sure want to do it we can look at the legality of it. The general theory is that this council cannot enter into long term contracts like a lease agreement like this.

Jacob Poole states he kind of thought about that he just wanted the council to see the amount of time he wants to be there, and did not want to invest \$50,000 to \$100,000 in it, and get the boot the next year

Mike Kern clarifies with Jacob that his intent is for the city to lease the building to him and that he would manage it?

Jacob Poole states yes, and he would provide all the money for renovation

Mayor Walker asks Jacob if he has ever been inside the building?

Jacob Poole states yes, he has.

Mayor Walker asks Jacob if he saw all the stuff in there, and states that's where we store everything. We have generators, all kinds of stuff. We really need the building. It would be a great deal for kids I agree, but we need the building for storage.

Mayor Walker states it would cost a lot of money to bring that building up to code.

Jacob Poole states he had planned on stripping the building down, and redoing all the electrical, plumbing, and everything. Jacob states all the stuff y'all have stored there, I don't know what that would like to the city of Krebs. I just know this would be a great opportunity.

Mayor Walker states it would be, but he does not know what we would do with all the stuff stored in there. There are probably 50-60 toilets, all kinds of wood, two generators, a machine that spreads oil, a brand new one, there is another oiler in there. These are big machines. We have the fire department ATV in there. We probably will have an auction to try to sell some of this stuff. We have no other place to put our stuff. We really use the building a lot. That would be the thing to me, "What are we going to do with all that stuff?" Mayor Walker states to the council, whatever y'all think on the deal. Like I said it is something we need; Mayor Walker states to Billy Robinson, maintenance supervisor, we use it all the time don't we.

David Bailey asks Billy if we had some place to put any of that stuff?

Billy Robinsons replies no, that's where I take the tractors in the winter time to park them out of the way.

David Bailey states he is for anything that is for the kids.

Mayor Walker states me too, but we have to take care of the city first. Connie Poole asks if she can comment.

Pat Layden states Connie can comment on the situation even though Jacob is her son. There is nothing wrong with her commenting. Pat states she cannot vote if it comes to that but, she can comment.

Connie Poole states I thought at one time we talked about having a sale for stuff we were not using in there.

Mayor Walker states that's what I said a while ago. We are trying to have a sale in May to get of the stuff we don't need.

We have all that other stuff in there that is good. Thousands of dollars' worth. That one spreader new is like \$47,000.

Connie Poole asks, have we used that spreader, how long has it sat there?

Mayor Walker responds since Ed left.

Connie Poole states so we have not used it at all.

Mayor Walker states we have been trying to sell it. We got a brand-new generator, and an old one we might try to fix.

Mayor Walker states the old salt spreader is in there. They got generators, wood all kinds of stuff. It would be great, but I don't know what we would do with all that stuff. We can't put it outside and leave it.

Jacob Poole states if we agreed upon this at some point, it doesn't have to happen tomorrow even if you guys needed a year to do whatever it is you need to do to sell, and all that. We are not looking to throw everything outside tomorrow. We just want to start planning for the future because I think it is something Krebs could really utilize.

Mayor Walker states, that is something we could think about in future once we get straighten up over there. See what we can auction off.

Connie Poole asks, so we are going to have a sale in May for sure.

Mayor Walker states we are going to try, if we can get everything together. There is some stuff we need to sell, but there is some better stuff we are not going to sell. Those two big spreaders, and tankers are big, and usable. That one we are going to try, and sale it. We can look at it another day, another month another year.

David Bailey states I understand kind of where you are at Mr. Poole, and I think it is a fantastic idea.

Mayor Walker states it is a great idea.

David Bailey states I think we have to go with it. We have to find someplace for this equipment. I think right now at the moment, I don't want you to think I am against it because I am big time for the kids. But I think it is at the wrong time for what we can do for what we have in there. We need some time to get rid of some things this, and that. Then bring it back, I don't want you to think I am against this.

Mayor Walker states there is a big building right down there they are wanting to rent. Mayor Walker asked Jacob if he had checked on that? Right beside the post office.

Jacob states “we have a building right now” I would just would like something bigger. I don’t know what they are wanting to lease that for. I already own the one we house there. I was looking for something with small overhead that we could breathe fresh air for a bit of incentive.

Mayor Walker states, that is all in good shape down there.

David Bailey states you are going to have a lot of money in that.

Mayor Walker states it will take a lot of years to get your money back out of that. Mayor Walker states we will have to think about it later, but for right now we need the building.

David Bailey asks Jacob if he could go check on that because he would like to see something like that in this town.

Mayor Walker states it is a big building.

Jacob Poole states I am sure they want a pretty penny to rent it every month.

Mayor Walker states that it would probably be cheaper than spending \$100,000 and not knowing if you are going to get it back or not. Down there all you have to do is pay rent or leave when you get ready to leave.

Jacob Poole states he has ideas for how to get funding for the city of Krebs building.

Dan Heathcock states it sounds like an excellent program to him. The part of not having anywhere to store the things for the city of Krebs. If it does not work out for you down there by the post office for same difference of cost effectiveness, I would hope you would be able to come back to see where we are at with putting stuff away with that building down there.

Mayor Walker states we use it a lot in the winter time storing a lot of stuff that will freeze.

David Bailey is that why y’all got that building? I wasn’t here when y’all got that building. David Bailey asked the ex-mayor (present in gallery) about the Franks building.

Mayor Walker states he believes the building was given to the city of Krebs for Krebs to use.

Bobby Watkins, ex-mayor confirms that Wayne Stipe righted a wrong done by somebody else, and he gave it back to the city of Krebs. He wanted the city to have it back. Thank God that we got it back.

Dan Heathcock states it would be an excellent location with ball kids coming over there with the parents to see what events you have.

Jacob Poole states we would like to do events like this in the city of Krebs at some point, but that’s if we were being housed here

Mayor Walker states you could build a pretty good sized metal building for \$150,000 that would be yours forever and you would not have to worry about it.

Bobby Watkins states you have a lot of land down east of there that would be a perfect place for that. A nice clear lot, it would be easy to build on. They aren’t doing anything but mowing it. You might give that some thought.

Jacob Poole asked if that was the cities?

Mayor Walker states it might be something we could lease.

Bobby Watkins states you could lease him the land.

Jacob Poole asks, for future reference if I were to look at a grant for the city of Krebs, and wrote something, and got it approved, for a building or such structure could we look at something like that in the future? As well if I did it on my own, but it would be for the city of Krebs.

Mayor Walker states if you get a grant, I don’t think we could sell the property to you but we could let him lease it.

Pat Layden states yes, we could work it out I think if it came to that point. If he finds a grant, and research’s it, and shows it to us, and it makes feasible sense to the city.

David Bailey states we are interested in what you have here. We are trying to come up with something to help you get this.

C. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE DATE OF MAY 17th – 19th, FOR THE CITY WIDE CLEAN UP

Mayor Walker asks for a motion.

[Connie Poole makes a motion to approve May 17th- 19th for the big trash days.](#) David Bailey seconds.

Mayor Walker calls for a vote. Dan Heathcock- yes, Connie Poole- yes, David Bailey- yes.

[Motion Passed.](#)

10. COMMENTS FROM THE COUNCIL AND MAYOR

11. ADJOURN TO KUA

Mayor Walker asks for a motion.

[Dan Heathcock makes a motion to adjourn to KUA.](#) David Baily seconds.

Mayor Walker calls for a vote. Dan Heathcock- yes, Connie Poole- yes, David Bailey- yes.
[Motion Passed.](#)