

CITY OF KREBS
COUNCIL MEETING MINUTES
SEPTEMBER 20, 2022

1. MEETING CALLED TO ORDER by Mayor Tommy Ray Walker
2. ROLL CALL by W Kay Scott, City Treasurer. Tommy Walker – present, Connie Poole – present, Jason Wagnon – absent, David Bailey – present.
3. PRAYER by David Bailey. PLEDGE OF ALLEGIANCE led by Mayor Tommy Ray Walker.
4. SWEAR IN THE NEW MAYOR DAVID “CHUCK” NELMS. City Attorney, Pat Layden swore in the newly elected Mayor David ‘Chuck’ Nelms.
5. DISCUSS AND ACT TO APPROVE THE MINUTES OF THE AUGUST 16, 2022 COUNCIL MEETING. Mayor Nelms asked for a motion to approve the minutes. David Bailey made a motion to approve. Connie Poole seconded the motion. Mayor Nelms called for a vote. David Bailey – yes, Connie Poole – yes, Tommy Walker – yes. Motion passes.
6. DISCUSS AND ACT TO APPROVE THE CLAIMS. Mayor Nelms asked for a motion. Tommy Walker made a motion to approve. Connie Poole seconded the motion. Mayor Nelms called for a vote. David Bailey – yes, Connie Poole – yes, Tommy Walker – yes. Motion passes.
7. REVIEW CITY OF KREBS FINANCIAL STATEMENT WITH MIKE KERN. Mr. Kern stated to turn to Page 3 of the Statement of Revenues and Expenses. The month of August – Revenues were \$211,289.61 and Expenses were \$247,584.98. There was a budgeted amount of \$75,000 that was transferred to KUA.
8. BUSINESS PREVIOUSLY DISCUSSED.
 - A. DISCUSS AND ACT TO EXTEND THE VARIANCE ALLOWING TEMPORARY HOUSING ARRANGEMENTS FOR 110 SW BUCHANAN. Mr. and Mrs. Meek were not present. Tommy Walker made a motion to Table. David Bailey seconded the motion. Mayor Nelms called for a vote. David Bailey – yes, Connie Poole – yes, Tommy Walker – yes. Motion passes.
9. BUSINESS NOT PREVIOUSLY DISCUSSED.
 - A. DISCUSS AND ACT TO REZONE PROPERTY LOCATED AT BLOCK 144 LOTS 9, 10, 11 AND 12, NORTH AND WEST ADDITION. REZONE REQUEST FROM R-1 SINGLE FAMILY RESIDENTIAL TO R-2 MULTI-FAMILY RESIDENTIAL. Alan Martin addressed the council. Wants to rezone from Single family to multi-family. He plans to build 3 -4 sets of duplexes market rate. He plans to have a \$1,500,000 investment.
Tommy Walker asked how big are they. Mr. Martin stated they would be 700 – 1000 sqft. Mixture of 1, 2, and 3 bedroom. He may put a garage on the 3 bedroom.
Connie Poole asked how many houses are you planning to build. Mr. Martin stated 12.

David Bailey asked how many 1 bedrooms, 2 bedrooms, and 3 bedrooms. Mr. Martin stated he had done some market research so it will probably be 25% 1 bedroom, 25% 3 bedroom, and 50% 2 bedroom.

Councilman Walker asked if there is enough room there. Mr. Martin stated that the area is 315 ft long by 150 ft. deep plus the alleyway. Each unit is 80 ft. so 3 units would only be 240 ft.

Councilman Walker asked about a road going down the middle or on the side so they can get to the houses. Mr. Martin stated probably have them all facing Electric. We'll pull in and match what's been done with the houses accordingly.

Councilman Walker asked about putting up a fence. Mr. Martin stated yes a 6 ft privacy fence. The house to the south, the lot line is against it's driveway.

Mayor Nelms asked if he was going to have individual meters. Mr. Martin stated he would probably have individual meters and provide the water. He may have all the utilities paid, trying to figure out what's best to do.

Councilman Walker asked if he was going to have variance, setback for the corner. Mr. Martin stated there is enough room. The setback is 25 ft off the curb. Probably have 35 ft setbacks for the driveways with concrete approaches.

Connie Poole made a motion to rezone.

Councilman Walker asked if anyone had anything to say against it. James Greer and Sharon Long stated that they live at 250 NE Electric, adjoining house to that property. Mr. Greer stated that they have a petition with all the residents in the area, all around this area. Everybody that signed the petition is against the rezoning. None of us have a problem with single family dwellings, bringing people in that are going to make an investment in Krebs, long-term investment. Single family dwellings will bring more families to Krebs that are going to constantly utilize our convenience stores, schools and restaurants. They will take better care of their place if they are owning it instead of renting it. Even high-end apartments you never know what you are going to get. Living next door one of our biggest concern is depreciation of property value. We've always had a house separating us from low rent housing, Krebs Housing Authority. Presented the petition to the council so that it could be verified and looked at.

Councilman Bailey asked Mr. Martin if he had considered other housing. Mr. Martin stated yes but at the time he didn't know that he would be able to purchase the house from Bonnie Sellers.

Mr. Martin stated that previously he had property in McAlester that he was going to develop. He had economic strategists look at the development. First, developments don't devalue anyone's home, it actually increases the value. An example is that there are duplexes all over Krebs. The houses next to them are selling the same as any other house on the market today. It doesn't matter if there is a multi-family home next door or not. Second, this is market rate. The person who is responsible for protecting his investment is me. This is my money. I don't have an outside investor. Technically we are not Krebs residents. We live at the corner of Krebs Lake Rd and Hereford Lane. We are more Krebs residents than we are McAlester residents. I've had a business here in Krebs for almost 10 years. I am looking at developing in Krebs. I've built about 150 houses in McAlester. The last thing I built was the King's House. I am turning my focus to Krebs. I'm looking for property in Krebs. I'm asking that you consider the rezoning. The tax revenue off of the project would probably exceed \$100,000. You already have a lot of duplexes and I want to work with the City of Krebs.

Councilman Walker stated that this is just the rezoning. If you start building you still have to get a permit from the city. Also that places are kept clean. Mr. Martin stated that you can ask anyone that has worked with him before. His job sites are kept clean. This is what we are doing for our retirement. I want this to be a place that you would want to live.

Mayor Nelms asked if there is anybody else.

Charles Wood stated that single homes would bring in property tax, income tax into the City of Krebs. We have more transient that will not pay taxes. He stated that he definitely does not want it to be turned into multi-family apartments. Mr. Martin stated that the people at the low rent housing are good people. Just because you live in subsidized housing doesn't mean you are the transients walking around. These apartments are going to market rate. Doctors, lawyers, people from Choctaw Nation and the Army base hopefully will be living there. Whoever lives there will have to be able to afford \$1,000 per month rent. The people living at my apartments are going to be as good as the people living in the houses around it. It's perfect place.

Leah Fabrizio stated that she has lived in her home for over 20 years. Her backyard butts up to this property for possible development. There have been 2 break-ins the last 2 months. This is about safety. When you have multi-family like this, you are going to get more crime and more drugs. She is worried about people's livelihood and more crime. This is about money not about the residents and their family's wellbeing.

Mayor Nelms stated that he is not for a whole bunch of rental property but being next to the low cost housing, it doesn't fit anymore better than that.

Councilwoman Poole stated that you will have more eyes looking to see if there is more crime going on. We should be more welcoming to people.

Councilman Bailey stated that he understands where these people are coming from but he understands Mr. Martin. I need to talk to people in that area. That is my ward.

Mayor Nelms stated that duplexes are more like single family homes. It's not like 5 – 6 sets of apartments. Mayor Nelms stated that Connie has made a motion to approve. Do we have a second. No one responds. The motion Dies due to lack of second. Mayor Nelms asked if there is another motion. David Bailey stated that we can table it. He stated that he wants to see growth. He wants to investigate and think on it. He is not against Mr. Martin or the residents.

Mr. Martin stated that he would be paying commercial taxes which are higher.

Mayor Nelms asked if there was a motion. Connie Poole made a motion to Table. Tommy Walker seconded the motion. Mayor Nelms calls for a vote. David Bailey – yes, Connie Poole – yes, Tommy Walker – yes. Motion passes to Table.

- B. DISCUSS AND ACT TO ACCEPT THE QUOTE FROM RUNYAN CONSTRUCTION TO REPLACE BRIDGES AT THE PARK. Tommy Walker stated that the material would be provided by the city. Mrs. Scott stated that we have a new quote that doesn't include the materials. It is \$19,200 to replace all 3 of the bridges. Councilman Walker stated that they will build one at a time. Pay for them one at a time. Will be made out of the composite wood. Councilman Bailey stated that he wanted safe bridges. Mayor Nelms asked for a motion. Tommy Walker made the motion. David Bailey seconded the motion. Mayor Nelms called for a vote. David Bailey – yes, Connie Poole – yes, Tommy Walker – yes. Motion passes.
- C. DISCUSS AND ACT TO INCREASE RENTAL FEE FOR THE COMMUNITY CENTER FROM \$50.00 TO \$75.00. Steve DeFrange addressed the council. Mary Jo brought this to the board meeting at the community center. The prices are increasing for everything. She has to go in and sanitize between the parties. The amount of rentals has increased in the last 6 months. Mayor Nelms asked for a motion. Tommy Walker made the motion. Connie Poole seconded the motion. Mayor Nelms called for a vote. David Bailey – yes, Connie Poole – yes, Tommy Walker – yes. Motion passes.
- D. DISCUSS AND ACT TO ALLOW A VARIANCE FOR TEMPORARY HOUSING FOR 195 SW 3RD. BILL PEMBERTON TO ADDRESS THE COUNCIL. Bill Pemberton addressed the council. He suffered a

house fire. It should have been completed already but he fell ill and has been hospitalized several times. Been out of town on home health care. He is a carpenter by trade and has been redoing the house himself. Should be done by the 1st of the year. Was unaware of the ordinance when they purchased the travel trailer. Councilman Bailey thinks he should have 6 months. David Bailey made a motion to approve a variance of 6 months. Connie Poole seconded the motion. Mayor Nelms called for a vote. David Bailey – yes, Connie Poole – yes, Tommy Walker – yes. Motion passes.

9. COMMENTS FROM THE COUNCIL AND MAYOR. Tommy Walker stated that he would like to finish the projects that he started. He is trying to get funds for a roof for city hall. Working on getting the track redone. Would like to continue to work on it and would like to stay on as Vice-Mayor, if you want him to. David Bailey stated that his thoughts are for Tommy to stay Vice-Mayor because he has a lot of things going and don't want to lose this time.
Pat Layden stated that Tommy was Vice-Mayor. You can remain the Vice-Mayor from a legal standpoint. No need to change at this point. At the next election, the council can vote to change vice-mayor.
Police Chief Dennis Cook stated that he would like to address you on code enforcement. There were 24 pieces of property that were abated. There are 13 that have been taken care of. There are a few that are not in compliance. Tomorrow some people on the 'red list' will be getting tickets. Last month Amanda Williams spoke with the council. The houses have been torn down and need to be cleaned up.
Terry Williams addressed the council and explained what he has done with the property. His wife had received several phone calls from one of the neighbors using profanity. He decided to get rid of the problem so he tore it down. Chief Cook stated that the main goal is to clean it up.
10. ADJOURN TO KUA. Mayor Nelms asked for a motion to adjourn to KUA. David Bailey made a motion to adjourn. Connie Poole seconded the motion. Mayor Nelms called for a vote. David Bailey – yes, Connie Poole – yes, Tommy Walker – yes. Motion passes.