

CITY OF KREBS
COUNCIL MEETING
MINUTES
MARCH 15, 2022

KREBS CITY HALL
5 NE WASHINGTON
KREBS, OKLAHOMA

MARCH 15, 2022
TUESDAY
7:00 P.M.

1. MEETING CALLED TO ORDER. Mayor Bobby Watkins called the meeting to order.
2. ROLL CALL. W Kay Scott, City Treasurer, called the roll. Bobby Watkins – present, Tommy Walker – present, Connie Poole – absent, Jason Wagnon – 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 FEBRUARY 15, 2022 COUNCIL MEETING. Mayor Watkins asked for a motion to approve the minutes. David Bailey made the motion to approve. Jason Wagnon seconded the motion. Mayor Watkins called for a vote. Tommy Walker – yes, Jason Wagnon – yes, David Bailey – yes. Motion passes.
5. DISCUSS AND ACT TO APPROVE THE CLAIMS. Mayor Watkins asked for a motion to approve the claims. Tommy Walker made the motion. David Bailey seconded the motion. Mayor Watkins called for a vote. David Bailey – yes, Jason Wagnon – yes, Tommy Walker – yes. Motion passes.
6. REVIEW CITY OF KREBS FINANCIAL STATEMENT WITH MIKE KERN. Mr. Kern stated on Page 3 – Statement of Revenues and Expenses. Total revenues for eight months ending is \$1,672,935.35. We have exceeded our revenue budget already. Turn to Page 5 – the total expenses are \$1,668,252.24 so we are showing a positive income of \$4,683.11. That is after we have transferred \$244,852.30 to the KUA which was budgeted. We are in very sound position.
7. BUSINESS PREVIOUSLY DISCUSSED. Tommy Walker asked if we found anything out about the DAV and dropping the lien on the property. Mrs. Scott stated that the DAV has purchased the property last month. Mr. Walker states that we don't have to worry about it then.
8. BUSINESS NOT 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. Tracy Parrot addressed the council. There is a creek behind the Dollar General and ABC Tire. A RV park is a good investment with the big trees there and it is a draw for RVs. A lot of them 1 or 2 nighters with the big fifth wheels and motor homes. Nothing like a mobile home park. There will be no mobile homes allowed just RVs. Bradley Hamilton with DEQ will come out and we can have a septic system put in. It's all sand there. The other water meters are up on

Hwy 270 and they will let me tap in there but not really on Silva. There is plenty of capacity on Hwy 270 but not on Silva. I believe I have all the utilities to do it. Wanted to see what you guys think about it.

Tommy Walker asked 'you say RVs. Do they have a certain amount of time to stay there? One or two months? Then they have to move.' Mr. Parrot answered that he hadn't really thought about that but that he could do something like that if it is a concern about long-term. Will be very strict about trash and people bringing all of their belongings. May allow 30 - 60 days.

David Bailey stated that there needs to be stipulations for stays and they can't live there long-term. People are living in these nowadays. You go up to Checotah and they have done that one up right. There would have to be stipulations about living in them. It goes against our codes for living in travel trailers. Mr. Parrot stated that he could come up with something. They can't tie it down, block it up, can't raise the tires, can't put blocks under it, put up a garage, and tie up their dogs, that you can't do all that.

Mr. Bailey stated that it needs to look like something. Have newer RVs. Mr. Parrot stated that a lot of parks have that where it has to be 10 years or newer. You can't bring a bunch of junk in there.

Mr. Walker asked about water and sewer. Mrs. Scott stated the water is McAlester and there is no sewer it would be septic system. Mr Parrot stated that according to DEQ he can put in 2 tanks for the septic. Each tank will run 10 RVs. That is what is at the RV Park in Bache.

The new owners of tire shop will be Billy and Kristin. They are buying it from me. Kristin has had the steel place here in Krebs for years. They will be buying the property for the RVs also.

Mrs. Scott asked the owners names. Billy Johnson stated that whatever restriction that the city put in place that they would obey.

Mr. Walker asked if you had to send out letters. Mrs. Scott stated that you aren't rezoning it so no. It is already commercial.

Mr. Bailey asked Mr. Parrot if he still had somethings to do. Mr. Parrot stated yes because he hadn't even notified the DEQ yet. He will tell me what is needed. Mr. Bailey stated that our police department would have to handle the bad stuff. The City of Krebs isn't getting anything from this. There is no water or sewer. If you don't stay strict on it then it will turn into a cesspool. That's my worry about it. I've seen nice ones too. Mr. Parrot stated that he agreed. Mr. Walker and Mr. Bailey stated that we table this until further investigation.

Pat Layden, City Attorney, suggested that they went to other towns to see what the setup is and the regulations of about 3 or 4 other places. The good ones that are being taken care of and clean and to see what stipulations are there at other towns and parks. Mr. Parrot stated that he would sure do.

Mayor Watkins asked for a motion to Table. David Bailey made the motion to Table.

Tommy Walker seconded the motion. Mayor Watkins called for a vote. David Bailey - yes, Jason Wagnon - yes, Tommy Walker - yes. Motion passes to Table.

9. COMMENTS FROM THE COUNCIL AND MAYOR. Mayor Watkins stated that he will be retiring as of June 1st, 2022. I have been here for 18 years. Tommy Walker will take his place and they will have to get another councilman to take his place.

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