

**MINUTES
YALE CITY COMMISSION
REGULAR MEETING
209 N. MAIN STREET, YALE, OKLAHOMA
FEBRUARY 14, 2017
6:30 P.M.**

OPENING PRAYER

1. **CALL TO ORDER** – The regular meeting of the Yale City Commission was called to order at 6:30 p.m. on Tuesday February 14, 2017 by Mayor Terry Baker.
2. **ROLL CALL** – Those present were Mike Strader, Richard Adsit, Tom Mendenhall and Terry Baker. Kris Watkins was absent.
3. **CONSENT AGENDA** – Terry Baker requested to have Item D removed from the consent agenda. Mike Strader made the motion to approve the remainder of the consent agenda, Richard Adsit seconded the motion which passed as follows: Yea: Strader, Adsit, Baker Nay: Mendenhall
 - a. **Approval of Minutes**
 - i. **Regular Meeting – January 10, 2017**
 - b. **Approval of Claims**
 - c. **Financial Statements**
 - d. **Approval of retirement pension for Carol Robinson**
4. **ITEMS REMOVED FROM THE CONSENT AGENDA** – Approval of retirement pension for Carol Robinson was removed by Mayor Baker. He stated that we appreciate her service for all the years she's worked and the board wishes her luck in the future. Tom Mendenhall made the motion to approve the retirement pension of Carol Robinson, Richard Adsit seconded the motion which passed as follows: Yea: Strader, Adsit, Mendenhall, Baker Nay: None.
5. **PUBLIC HEARING** – Public Hearing opened at 6:33 p.m.
 - a. **Consideration, discussion and possible action regarding the City of Yale's application for a Community Development Block Grant (CDBG) for Electric Facility Upgrades and to approve all related documents.** – Pat McCormick from COEDD explained the grant project and procedure, Tim Campbell with the City of Yale spoke about the project. There were no other comments during the public hearing. The public hearing closed at 6:36 p.m.
6. **PUBLIC APPEARANCES**
 - a. **Wes Savory** – There was a water leak at our local photography business. The meter read 225,000 gallons. It's a ¾" meter that cuts down to a ½" line for a toilet and a sink. Luckily Johnny shut it off when he was reading the meter. I was called, went to check it and there was a little water on the floor but not much. We were told to check meter would be \$100, the city code book states it's a \$35 deposit. Been speaking with Phillip and Deanna and there was some confusion about being on the agenda and then taken off because the board couldn't discuss it, it had to be the city manager. Concern over utility bills, we need to take care of our old people, they're on a fixed income, they can't budget for large bills in the summer and winter and just be told they have to pay because it's hot or it's cold. If it's broke, let's fix it, I had a leak and I fixed it. Another thing is the altitude valves on the water towers; I've been on multiple leaks in my work truck on a 6" line. You can't stop that, you empty the water tower. In the summer, house fire, grass fire, that's on the city; I don't want to see the city get sued. Was told there was a six month on top of the regular bill, also told could go to litigation, I don't want to do that. Let's just fix it, if I'm shut off, it's another lost business on Main Street.
Elizabeth Whittington – Whole process has been a nightmare, thank you to Johnny for turning the meter off. The city's only resolution was to pay the bill or get the meter tested. Phillip said there was nothing he could do and said to request to be on the agenda. Spoke to city staff to figure out how much the charges were and staff advised the water was on a tiered billing system but could not tell how much I was being charged for water. I just wanted someone to explain to me where that much water went. Reached out to two different water boards and they both said it was impossible having no water anywhere. The City of Yale should be embarrassed and ashamed at their lack of knowledge, customer service and effort to find a resolution. I love living here but if the rates aren't fixed I'm going

to have to move. We were told the commission couldn't make the decision on a water leak however the manager said the responsibility lied with the commission so you're just passing the buck. My resolution is to drop the water charge to the city's cost, drop the sewer and to credit \$520 for three years of trash when I never got a trash can and asked for one for a year. On a lighter note, the city may want to review their stance on dealing with the community. Utility bills have gotten out of control, people are leaving left and right, can't imagine if I was a single parent or living on a fixed income. I don't have the answers but you guys need to step up and do something.

Karen Hart – After 4 years of utility bills, I've never used more than 36 units of water. This month I was billed for 218 units. I checked my meter, it was not spinning or running because I knew that was the first thing I was going to be told. The meter reading on my bill was not even close to what was on my bill. Tim came up and read my meter on the 6th of February and I had used 21 units in that 6 week period. People should not receive these bills, they could have a heart attack. The people in the office should care enough to do their job. It is a concern that people don't care and it looks like they don't want people to come to this town. We're doing these projects that are only going to increase our rates, increase our service but it's a monopoly and it's sad.

Christia Morphew – My concern, which my bill is always high, I've griped, it never does any good. If they can't read the meters on the 15th of each month, let the public know and we can read our own meters. Don't add another 10-15 days on our bill, that's how we're getting screwed. Then the next month it's \$200-300 cheaper and then the next month you hit us again. No one can budget our utilities, when you go from \$400 one month to \$300 then next month to \$700 the next you can't budget that. If you can't read them on the 15th then give the public notice and let them read their own meters.

Elizabeth Whittington – I think the biggest thing for everyone that's here about the water is, everyone understands that the rates are whatever they are. The employees that work in the office, minus the new girl, they're godawful, they have attitude whenever you come in. No one at city hall acts like they want to help you; my bill should have been flagged before I ever saw it. They act like I'm being unreasonable, I didn't want to call the news, I didn't want to post on Facebook but I didn't have any other choice. The fact that you have a water guy and you can't tell me where 225,000 gallons of water went, that is just went through my meter and two other water boards told me it wasn't plausible even through a ½" line which I don't have. Just tell me how it happened and you all can't do that or you haven't offered to do that. We're supposed to be a community, if we're not here to pay the bills there will be no bills to pay. Somehow city hall got an entitlement that they don't have to answer to us, that they don't work for us and that they just do their job when they want to. That's how everyone feels and it's upsetting, maybe they need some customer service training or maybe we need to clean house. I don't have the answers but it's godawful and something needs to give.

7. RESOLUTIONS

- a. **Consideration, discussion and action on Resolution No. 02-2017 "A RESOLUTION AUTHORIZING THE ACCEPTANCE OF REAL PROPERTY FROM PAYNE COUNTY, OKLAHOMA TO BE USED FOR MUNICIPAL FIRE DEPARTMENT PURPOSES."** – Mr. McMillian explained the purpose of the resolution in accepting the property from Payne County and the reverter clause if the property ever ceases to be used for fire protection services. Richard Adsit made the motion to approve Resolution No. 02-2017, Tom Mendenhall seconded the motion which passed as follows: Yea: Strader, Adsit, Mendenhall, Baker Nay: None.
- b. **Consideration, discussion and action on Resolution No. 03-2017 "A FAIR HOUSING RESOLUTION"**. – Pat McCormick explained the requirement of the resolution for the Fair Housing Act. Richard Adsit made the motion to approve Resolution No. 03-2017, Mike Strader seconded the motion which passed as follows: Yea: Strader, Adsit, Mendenhall, Baker Nay: None.

8. ORDINANCES

- a. **Consideration, discussion and action on Ordinance No. 358 "AN ORDINANCE AMENDING SECTION 16-49 OF CHAPTER 16 OF THE YALE CITY CODE TO OPEN STORAGE AND PROVIDING FOR EXCEPTIONS, AND DECLARING AN EMERGENCY."** – Richard Adsit made the motion to approve Ordinance No. 358, Mike Strader seconded the motion which passed as follows: Yea: Strader, Adsit, Mendenhall, Baker Nay: None.
- b. **Consideration, discussion and action on declaring an emergency on Ordinance No. 358.** – Tom Mendenhall made the motion to declare an emergency on Ordinance No. 358, Richard Adsit seconded the motion which passed as follows: Yea: Strader, Adsit, Mendenhall, Baker Nay: None.

9. GENERAL ORDERS

- a. **Consideration, discussion and action on Fiscal Year 2016-17 budget amendments.** – Tom Mendenhall made the motion to approve the Fiscal Year 2016-17 budget amendments, Mike Strader seconded the motion which passed as follows: Yea: Strader, Adsit, Mendenhall, Baker Nay: None.

10. REPORTS FROM OFFICERS

- a. **Report from Police Chief:** In January the department had 29 cases and wrote 108 citations. The dog pound had 2 dogs adopted, the OSU Vet Clinic is going to work with us on spay and neutering our animals we're trying to adopt out. We were able to get the Cushing Animal Control Truck, it needs \$10-1,500 worth of work. It runs well, needs new decals and we'll be ready to go.
- b. **Report from City Manager:** New sirens are ordered and should be here in about two weeks. Chickasaw will then give us a date for installation. January 31st had a meet and greet at the library, there was good turnout and Mr. Babinek and Duggar really want to help anyway they can. Roger Gose will be getting in touch with Quapaw and we'll tour the streets to see what needs to be done.
- c. **Report from City Attorney:** No report

11. COMMISSIONER COMMENTS

- a. **Report from Commissioner Strader:** We asked the last city manager to put something in the paper once a month to highlight what's going on. Maybe that would answer some of these issues.
- b. **Report from Vice Mayor Adsit:** The dumpsters and polycarts in the city parks are being abused. If the citizens aren't going to keep it clean then they need to be removed. The crew need to check these once per week. Rings on the manholes, are these ever going to be done? There is a facility in town that can make them, Moore Iron or Supreme either one. Is the ditch on D Street any closer to being fixed?
- c. **Report from Commissioner Mendenhall:** The lights on Main Street behind city hall on the highway, what's up with those? Would like to see the aging report back in the packets.
- d. **Report from Commissioner Watkins:** Absent
- e. **Report from Mayor Baker:** No report

- 12. ADJOURNMENT** – Richard Adsit made the motion to adjourn, Tom Mendenhall seconded the motion which passed as follows: Yea: Strader, Adsit, Mendenhall, Baker Nay: None.

The regular meeting of the Yale City Commission was adjourned at 7:15 p.m. on Tuesday February 14, 2017.

Signed: _____
Deanna Couch, City Clerk

Signed: _____
Terry Baker, Mayor

NOTICE OF THIS MEETING WAS POSTED THE 13TH DAY OF FEBRUARY 2017 AT 5:30 P.M. AT YALE CITY HALL.