



# City Commission Meeting

May 07, 2024 at 6:00 PM

City Administration Building at 130 N Oklahoma Ave.

## Record of Minutes

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*The Commission of the City of Mangum will meet in regular session on May 7th, 2024 at 6:00 PM, in the City Administration Building at 130 N. Oklahoma Ave, Mangum, OK for such business as shall come before said Commission.*

### ORDER OF BUSINESS

#### CALL TO ORDER

#### ROLL CALL AND DECLARATION OF QUORUM

##### PRESENT

Commissioner Michelle Huckabay  
Commissioner Judith McCaslin  
Commissioner Dixie Peterson  
Commissioner Mark Chapman

##### ALSO PRESENT

Mayor Jackie Menasco  
Interim City Manager Erma Mora  
City Attorney Corry Kendall

#### CONSENT AGENDA

*The following items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Board member (or a community member through a Board member) so requests, in which case the item will be removed from the Consent Agenda and considered separately. If any item involves a potential conflict of interest, Board members should so note before adoption of the Consent Agenda.*

1. Approve April 2, 2024 Meeting Minutes.
2. Approve April 12, 2024 Special Meeting Minutes.
3. Approve March 2024 Financials for all funds.
4. Approve April 2024 claims.
5. Approve May estimated payroll.

Commissioner Chapman requests to remove Item #1 (Meeting Minutes for April 2, 2024) from the Consent Agenda

Motion to approve items #2-5 made by Commissioner Peterson, Seconded by Commissioner Chapman.

Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson, Commissioner Chapman

### **FURTHER DISCUSSION**

*Consideration of any items removed from the consent agenda.*

Commissioner Chapman states on item #13 from meeting minutes presented regarding rental rate increases his voting should reflect nay, not abstaining.

Commissioner Chapman makes a motion to approve these changes, Seconded by Commissioner Peterson.

Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson, Commissioner Chapman

### **REMARKS**

*Remarks or inquiries by the audience not pertaining to any item on the agenda.*

Gary Parton speaks on the polly cart at his residence, states he's been charged for two polly carts since he's moved in. He has only had one, asks the board to consider crediting his account for the charges that have accumulated over the year. Commissioner Peterson take his number and will be put on the agenda for vote.

Mickey Lively presented the board with a Flyer created to help assist in any questions people may have regarding the ambulance fee. He states he doesn't want to turn it over to the public until everyone looks it over and is ok with it, he has emailed it to Corry for reviewal. So if there is any input of what should be in there to make it easier we would appreciate the feedback.

Timothy Fergus with Chisholm Broadband requests to be put on the agenda for next month regarding their interest in using our water towers to broadcast internet to the rural community. We have eyes on 3 of your towers we would love to use.

### **REPORTS**

6. Financial Report for March 2024 by the Interim City Manager.

Interim City Manager states it is budget season and through the process have found several items we were paying that the City can do without. Going over last years numbers in Sales tax income we were down and about \$7K higher this year, our used tax and beverage taxes are higher. Our franchise fees are a bit lower than they were last year. The interest income has been amazing this year compared to last years. The only thing that sparks concerns is our fines, they are significantly lower than last years. However overall our numbers look really good.

7. Police Report for March 2024 by Chief Taylor.

Chief Taylor absent for training purposes and Assistant Chief Olson was called out prior to meeting.

## ORDINANCES & RESOLUTIONS

8. Discussion and possible action to approve Joint Resolution 2024-0507-01 allocating the approved funds adopted in the FY2023-2024 for transfers in the amount totaling \$1,193,400.00 in the General Fund, specifically transferring \$220,000.00 to the MUA Capital Improvement special revenue fund.

Interim City Manager speaks on these transfers, this amount has been approved and adopted in the FY24 budget however funds were not allocated. I did not feel comfortable allocating these transfers without the board knowing where the funds were going. I'm asking to allocate the same as it has been in previous years except for the dispatch. Dispatch was combined with our police department in this years budget and so the \$220K isn't needed to cover that department. The \$220K I'm requesting to put it in the MUA Capital Improvement Fund.

Motion to approve made by Commissioner Peterson, Seconded by Commissioner Chapman.

Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson, Commissioner Chapman

## OTHER ITEMS

9. Discussion and possible action regarding the renewal of the AirMed Care Membership agreement that provides AirMed coverage to all City employees for the next fiscal year. The Rate will increase from \$65.00 per person to \$75.00 per person. The total cost will be approximately \$3,075 for the fiscal year.

Motion to approve made by Commissioner Peterson, Seconded by Commissioner Chapman.

Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson, Commissioner Chapman

10. Discussion and possible action regarding the approval and the Dobson Fiber Pole Agreement. This Agreement will allow Dobson Fiber to utilize the City's utility poles for implementation of Dobson's infrastructure. (Heather Durham- Dobson Fiber)

Motion to approve made by Commissioner Peterson, Seconded by Commissioner McCaslin.

Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson, Commissioner Chapman

11. Discussion and possible action regarding the approval of fuel cards, p-cards, credit cards, or other electronic payment methods for the fire department and police department to utilize for the purchase of fuel.

Fire Chief- Chris Christian gives a little insight on the request, right now the City charges Mangum Oil and Gas however the concern is after hours. Recently we were called out to Gage and had to borrow gas from Granite to get home. If we had a card we wouldn't be limited to one place. At one time the City used FuelMan but stopped shortly after I came on.

Interim City Manager speaks on this being for fuel only and if its abused then we could always take away. My biggest concern is our departments spending accordingly. Just because we get fuel cards doesn't mean it is an unlimited fuel budget.

Motion to approve made by Commissioner Peterson, Seconded by Commissioner McCaslin.

Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson, Commissioner Chapman

12. Discussion, presentation, and possible action from the Greer County Sheriff's Department on the feasibility study and proposal to convert the old Armory building into a new county jail. (Steve McMahan- Greer County Sheriff)

Sheriff McMahan presents the findings of the feasibility study, this layout provided shows a 92 bed facility. The cost totals \$11.8M. To put in prospective a new facility could cost \$22M for the same size. Looking to see if the City would be interested in helping see this project through. There are 3 options on getting this project to work, one being a smaller facility of a 60 bed but would require a \$10.3M levy tax increase which would essentially triple property tax then we looked at the 92 bed and the potential revenue of contracting federal and tribal and it wouldn't cost the taxpayers a dime. In order to do this we would ask the City to deed or sign a reversionary interest deed to the Armory building, if the City was to agree there are benefits such as 5 free beds to house city inmates and the possibility of a work program using county inmates to help with mowing, cleaning, etc. This project would offer 15 new jobs in Mangum and there would be nothing structurally changing to the outside making it look like a jail to the outside eyes. They are projecting 16-20 month from start to finish.

Commissioner Peterson asks Mr. McMahan if he has already spoke to trial and state regarding contracts of housing inmates, Sheriff says State will not contract but Tribal will however not until we have a facility and I have spoke to other Counties as well. Mayor Menasco asks how many inmates does the county have right now, Sheriff states they average 20-25 plus 10-12 of Comanche's inmates.

Interim City Manager speaks that she thinks its a great idea. I am concerned on the benefits of the 5 beds because our police department only do traffic stops so when would we utilize those beds, it is something to think about. The most important concern to me would be the matter of public opinion, Sheriff McMahan informed us that he held a public hearing regarding any concerns and had a great turn out all in favor.

City Attorney speaks on of having some reservations but would like to look further into the paperwork provided. Commissioner Peterson agrees and wants to look into our contract with the armory as well and possibly schedule a special meeting for further discussion.

No Action.

13. Discussion, presentation, and possible action regarding Kim Rumschlag and Mr. Winn's request to build a new animal shelter for the City of Mangum. (Mayor Menasco)

Kim spoke on the unique situation Mangum has involving a donor for a new animal shelter but there are some things the City would be required to do in order for this to happen. One would be property inside city limits to build, another would be providing plumbing, electricity and staff for the building that would look into grants and possible funding for the department to not be so reliant on the city budget alone. Not sure if this is something the City would

even consider but wanted to update the board on the current building in use and the possibility of a new building.

14. Discussion and possible action regarding adopting a policy related to online bill payments, including the possibility of implementing a potential date each month where online bill payments will no longer be processed or discontinuing service. (Interim City Manager Erma Mora/ Commissioner Peterson)

Interim City Manager states this has become a recent issue, we have used the online payment system for three years now and recently have had multiple complaints on late fees and cut offs. I want to remind everyone that your bill is due by the 10th of the month, not the 18th or 22nd of the month. The online payment system is done through a third party vendor so it takes 48hrs to process payment, meaning if your paying online on the 10th it is considered late because the payment has not processed. If you pay online on penalty days or cutoff days, you are not excluded from those fees or disconnect. Utility Billing cannot monitor pending payments as it fluctuates so until it shows up in the physical bank account we cannot process the payment. There are other options to pay your utility bill if its on one of these days. We have tried different ways to spread the word by putting it directly on the bills that are mailed out and online in two separate places but this is not the City, it is the third party. I feel we have done our part trying to let the public know and this isn't a new policy. It's to the point where we need to decide whether we want to continue using the online services or discontinue it all together.

Commissioner Peterson suggests keeping it for another month and see how it goes, this isn't a new policy but one that is clearly being enforced and I'd hate to take it away but if it comes to being a problem it maybe something to consider. Mayor Menasco would be interested to see the cost of this service as well. Tabled.

15. Discussion and possible action regarding the Chamber of Commerce's lease of the Welcome Center and its concerns regarding the new cost increases associated with its lease of the Welcome Center.

Mickey Lively speaks on behalf of the Chamber of Commerce, after meeting with the Alumni and the Lions Club he states they cannot afford the rental rate for the Welcome Center and wanted to come speak on alternatives possibly or even exceptions since the services they provide is for the community and local businesses. We believe we are a branch of City Government, designed to promote local businesses drawing people here that will intern increase the city's Sales Tax. After calculating our expenses, we could potentially afford to lease up to \$1,800 for the entire year, knowing that isn't near what was voted on or approved. Utilities isn't something we could cover either. Jacob Gelnar asks, would the City allow the Chamber to stay in the Welcome Center to avoid another empty building located in our square? This is a non-profit organization that encourages growth in our community. Commissioner Peterson states we do as a city need to look at this from a business standpoint and it's costing the City money all the way around. Is there a middle ground in possibly covering your own utilities? Mickey states they simple cannot, the memberships are growing slowly but it's still not enough to cover those expenses. Interim City Manager spoke on our annex building across from City Hall, that building does have utilities and could serve the same purpose or even set up a cubicle in our building to help accommodate. Mickey states they are willing to move if need be but requesting to stay where they are if possible. Commissioner Peterson makes a suggestion to possibly put the money back into the community in some way. City Attorney states there has to be a contractual agreement between the lessor and lessee.

Commissioner Peterson makes a motion to create a contract with the Chamber of Commerce for a yearly rental rate or project agreement, Seconded by Commissioner Chapman.

Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson, Commissioner Chapman

16. Discussion and possible action regarding the Old Greer County Museum's contract with the City concerning the Museum building, concerns regarding increased costs, and request to amend the contract.

Old Greer County Museum presented their 100yr contract. In the agreement it is written that the museum pay their own utilities but are asking for an amendment. They receive approximately \$100 a month as income and are always looking into grants. We run on donations only with limited funds.

City Attorney request to review the contract on how it is written and then move forward with amending.

Motion to review and amend lease agreement with the Old Greer County Museum made by Commissioner Peterson, Seconded by Commissioner Chapman.

Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson, Commissioner Chapman

17. Discussion and possible action regarding the schedule of fees associated with the equipment, demolition, and abatement of nuisances accrued and charged as a result of code enforcement efforts.

Motion to approve made by Commissioner Peterson, Seconded by Commissioner Chapman.

Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson, Commissioner Chapman

18. Discussion and possible action authorizing the City of Mangum to use ARPA funds to purchase a sewer camera at a cost of \$15,789.38. Fifty percent of the cost will be reimbursed from OMAG's Sanitary Sewer Equipment Grant.

Motion to approve made by Commissioner Peterson, Seconded by Commissioner Chapman.

Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson, Commissioner Chapman

19. Discussion and possible action regarding the acceptance of the best and most reasonable bid to mow the cemeteries during the 2024 summer months.

Received one bid for Roselawn only. City is to call to verify bid correctly.

No Action

20. Discussion and possible action regarding potential plans regarding the Mangum Municipal Golf Course, including authorizing the property to be appraised if the City determines to sell the property. (Commissioner McCaslin)

Commissioner McCaslin questions again our plans for the golf course. I would like to see a housing development or something to that nature. Interim City Manager speaks stating we have had several calls recently from people interest in purchasing the property. The City hasn't managed that property for quite some time. The school used it for the last two years and prior we tried to have the company Altus used to restore it but that fell through. It costs a lot of money just to sit as is not to mention the cost to try to restore so a decision needs to be made.

City Attorney states he's been the city attorney for the last 7yrs and cannot remember it being a functioning golf course during the duration of my time here.

Motion to allow City Manager to call for appraisal made by Commissioner Peterson,  
Seconded by Commissioner Chapman.

Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson,  
Commissioner Chapman

21. Discussion and possible action regarding approving the estimate from Orosco Concrete and Construction in the amount of \$8,800.00 to repair the balcony located at the Margaret Carder Library. Funds will be spent out of the remaining Library budget and any overages will be paid from the Friends of the Library.

Motion to approve made by Commissioner Peterson, Seconded by Commissioner Huckabay.

Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson,  
Commissioner Chapman

22. Discussion and possible action to amend the FY 2023/2024 in accepting the OMAG check claim in the amount of \$14,219.00 and to deposit into the General Government Capital Improvement special revenue fund for police department.

Interim City Manager wants it notated this money will amend the budget and be deposited into the General Government Capital Improvement special revenue fund, but this amount will go directly to the police department.

Motion to approve made by Commissioner Peterson, Seconded by Commissioner Huckabay.

Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson,  
Commissioner Chapman

## **STAFF AND BOARD REMARKS**

*Remarks or inquiries by the governing body members, City Manager, City Attorney or City Employees*

Assistant Chief Olson back from the call out to give Police Report, also to introduce our new officer. For the month of March we had 482 calls for service. Of those calls 18 reports were filed. Happy to report things ran extremely smooth during the Rattlesnake Derby.

**NEW BUSINESS**

*Discussion and possible action on any new business which has arisen since the posting of the Agenda that could not have been reasonably foreseen prior to the time of the posting (25 O.S. 311-10)*

Interim City Clerk speaks on the open bids for Wastewater Treatment. The City received two bids well over the approved grant amount. Clyde with SWODA is requesting for the Mayor to sign off on a request for more funding to proceed on this project.

City Attorney states he was under the impression Bill Myers took over this project and a contract had been signed. If that is the case, we they are not allowed to exceed more than 10%.

Interim City Manager suggests the Attorney contact Bill Myers for more information before the Commissioner goes any further.

**ADJOURN**

*Motion to Adjourn*

Motion to adjourn by Commissioner Huckabay, Seconded by Commissioner Peterson.  
Voting Yea: Commissioner Huckabay, Commissioner McCaslin, Commissioner Peterson,  
Commissioner Chapman

8:22pm

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*Jackie Menacso, Mayor*

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*Ally Kendall, Interim City Clerk*