

## **MINUTES OF INDUSTRIAL AUTHORITY MEETING JANUARY 7, 2014**

Minutes of the regular meeting of the Chairman and Trustees of the Clinton Industrial Authority City of Clinton, Oklahoma, Custer County, held in the City Council Room, City Hall on Tuesday, January 7, 2014, at 5:30 p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on January 3, 2014.

Chairman Seth Adams called the meeting to order with the following present;

**MAYOR:** Seth Adams

**COUNCIL:** Don Rodolph, Wheeler Lowry, Jason Hulin, Mustafa Sami

**CITY CLERK:** Lisa Anders

**CITY TREASURER:** Debra Blanchard

**DEPUTY CLERK:** Rhonda Williams

**CITY ATTORNEY:** Ryan Meacham

**NEWS MEDIA:** Gerald Green and Rod Serfoss

**OTHERS:** Kris Wermey, Gene McCullough, Stephen Jones, Randy Carpenter, Curtis Maloy, Conan Wilson, Danny George, Julie Menge, David Crabtree, Dusty & Ali Mayfield, Brennan Hendershot, Mike Ward, Josh Froman and others.

Roland Youngberg of the First United Methodist Church opened the meeting with prayer and Trustee Mustafa Sami led the Pledge of Allegiance

### **AGENDA ITEM NO. 3: CONSENT AGENDA**

- A. Minutes of Regular Meeting of December 17, 2013
- B. Consider claims

Moved by Trustee Hulin and seconded by Trustee Sami, that Consent Agenda Item No. 3 (a-b) be approved.

Chairman put the motion to a roll call vote:

Aye: Hulin, Sami, Lowry, Rodolph, Adams

Nay: None

Chairman declared the motion carried.

### **AGENDA ITEM NO. 4 ACTION ITEMS**

#### **4A. CONSIDER PURCHASE FROM OKIE CONSTRUCTION AND WELDING REGARDING PURCHASE OF PROPERTY**

City Manager Steve Hewitt reported that Okie Construction and Welding has submitted a proposal to purchase the acreage frontage on Commerce that consists of 2.17 acres. They feel this would meet the needs to their business. He also recommended this be the last lot sold until the utility and road is ready.

Trustee Lowry said Okie Construction and Welding is a great candidate to purchase the property but he asked if the City had looked at covenants. He asked about items such as an entrance off the road, dirt or gravel parking lots, and minimum size of building. He said he felt more details

Trustee Lowry said Okie Construction and Welding is a great candidate to purchase the property but he asked if the City had looked at covenants. He asked about items such as an entrance off the road, dirt or gravel parking lots, and minimum size of building. He said he felt more details are needed. He said that others might express an interest in the property and he felt the price needed to be reviewed.

City Manager Steve Hewitt said the two other purchasers paid \$2,000 per acre. He said there was a cost share sewer agreement with the other two companies. He said the Building Inspector would be verifying the ingress and egress and the culvert issue would be referred to him. He said if the Authority would prefer to have the property advertised and establish covenants that could be done but the two previous purchasers were not subject to covenants.

Trustee Hulin asked if water and sewer was not available at the time the other two lots were sold.

City Manager Steve Hewitt said that water was available and a sewer agreement was made with the first two purchasers. He said this price can be added to the purchase of the third lot also.

Trustee Hulin asked if there is time to draw up covenants.

City Attorney Ryan Meacham said they can be presented at the next meeting.

City Manager Steve Hewitt said the Authority can make recommendation for covenants but he was trying to not micro-manage the industrial park. He said they must meet city code.

Trustee Hulin asked if this item could be tabled and look at covenants for the addition.

Trustee Lowry said it is the Authority's duty to protect this big investment.

Trustee Rodolph said there should be covenants but he did not want them to be more restrictive. He asked that they be provided to the Authority within ten days and recommended that this lot be reserved for Mayfields and give them an opportunity to look and see if they are comfortable with the covenants.

City Manager Steve Hewitt asked that the Authority give their recommendation for covenants to him as quickly as possible.

Trustee Sami asked how the value of the land was established.

City Manager Steve Hewitt said the previous two lots were sold at \$2,000 per acre.

Motion was made by Trustee Rodolph and seconded by Trustee Hulin to table this item until the next meeting to allow for the review of covenants prepared by the City Attorney and City Manager with the review of the covenants before the meeting and reserve the lot as proposed by Dusty and Ali Mayfield at the proposed price.

Chairman put the motion to a roll call vote:

Aye: Rodolph, Hulin, Sami, Lowry, Adams

Nay: None

Chairman declared the motion carried.

**AGENDA ITEM NO. 5 TRUSTEES REPORT**

Trustee Lowry said that at a previous meeting Curtis Maloy had inquired about the property and Walton Rd/ Commerce and he asked if it is being actively marketed for sale. He suggested involving the Chamber of Commerce with advertising and utilize FarmRail to assist with advertising.

City Manager Steve Hewitt said he has discussed this property with FarmRail and has received other calls inquiring about the property. He said the Department of Commerce is also aware of the property. He said there are no realtors or developers involved in the marketing but if the Authority would like to do that, it can be done. He said the Chamber refers all calls they receive regarding property and development to the office of the City Manager.

Trustee Rodolph recommended working with FarmRail since they are the only line in town and utilize their contacts for people needing a rail spur.

Trustee Lowry asked about the lot being TAS Trucking in the industrial park.

City Manager Steve Hewitt said during the construction of Boulevard of Champions, dirt was borrowed from that location and now the large hole is being cleaned up and brought to code.

Trustee Lowry asked if the road for the industrial park would be started.

City Manager Steve Hewitt said he is working with SWODA regarding applying for an EDA grant. He said Engineer Joe Ridley is writing a report and working with SWODA on the grant application.

Trustee Hulin asked about the payment on the claims list of Mega Contractors for over \$406,000.00. He asked if this is the final payment.

City Manager Steve Hewitt said this is a progress payment. He said there is another approximately \$175,000.00 to settle on. He said work is ongoing on the punch list. He said he hopes for the final inspection of the fire station to be next week. He said the final payment would be following that and the acceptance of the keys and manuals need to be provided.

**AGENDA ITEM NO. 6: CITY MANAGER'S REPORT**

None

**AGENDA ITEM NO. 7: AUDIENCE PARTICIPATION**

Brennan Hendershot asked if TAS Trucking and Wright would be subject to the covenants of the industrial park.

Trustee Rodolph said their property was not included in the plat therefore their property was not included in the subdivision.

**AGENDA ITEM NO. 8: ADJOURNMENT**

Moved by Trustee Hulin and seconded by Trustee Lowry to adjourn the meeting.

Chairman put the motion to a roll call vote:

Aye: Hulin, Lowry, Sami, Rodolph, Adams

Nay: None

Chairman declared the meeting adjourned at 5:55pm.