

**MINUTES OF INDUSTRIAL AUTHORITY MEETING  
JANUARY 21, 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 21, 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 16, 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

**CITY ATTORNEY:** Ryan Meacham

**NEWS MEDIA:** Gerald Green

**OTHERS:** Kris Wermey, Gene McCullough, Stephen Jones, Curtis Maloy, Julie Menge, David Crabtree, Dusty & Ali Mayfield, Brennan Hendershot, Jeremy Brush, Donald Webb, Tina Challis, Toby Anders, Russ Meacham and others.

Joe Jefferson of the Christ Holy Sanctified 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 January 7, 2014

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

Chairman put the motion to a roll call vote:

Aye: Hulin, Lowry, Sami, Rodolph, Adams

Nay: None

Chairman declared the motion carried.

**AGENDA ITEM NO. 4 ACTION ITEMS**

**4A. CONSIDER REGULATIONS FOR COMMERCE INDUSTRIAL CENTER**

City Manager Steve Hewitt reported that the covenants presented have been reviewed by City Attorney Ryan Meacham.

Trustee Sami asked about the Review Board after the lots are sold. He asked if it is reasonable for the City to still be the Review Board.

City Attorney Ryan Meacham said that wording is included in all covenants. He said the City is not in the real estate business and should prefer for private individual to oversee this. He said the City inspector would still issue building permits but should not act as the mouth piece of the Review Board.

City Manager Steve Hewitt said the City has a vested interest.

Trustee Hulin asked for clarification regarding temporary structures limited to one year. He asked if they require a building permit.

City Manager Steve Hewitt said prior to construction a temporary structure such as a trailer might be moved in but it would not be acceptable for an office building. He said that a request for a variance could be made to go before the Board of Adjustments.

Trustee Hulin asked if pods used for storage are allowed.

City Manager Hewitt said a pod is a temporary structure and should not be permanent.

Building Inspector Toby Anders said there are a few pods in industrial areas. He suggested allowing them behind the building line.

City Manager Hewitt said placing a pod on a concrete base would make it more permanent.

Trustee Sami asked if the regulations presented are that different from the City Code.

City Manager Hewitt said there is not a lot of difference but there are a few things different from City Code for zoning of I-3. He said the entrance is an example of a regulation that he felt was good since the City has an investment in the Industrial Park. He said an application for a variance would allow a review on a case by case basis.

Trustee Lowry asked about the grant that is being applied for the Industrial Park.

City Manager Hewitt said that Joe Ridley is working on the write up with SWODA and he would get additional feedback from Clyde Morgan.

City Attorney Ryan Meacham said the covenants can be amended by a percentage of owners of the lots.

Chairman Adams asked Dusty Mayfield if he had reviewed the covenants.

Mayfield said he had reviewed the covenants and asked about the temporary structures. He said that MWS services has one now.

Chairman Adams said that a variance could be considered and asked Mayfield if we would be requesting a variance.

Mayfield said that he would be requesting a variance.

Building Inspector Toby Anders said the current city code does not prohibit this.

City Attorney Ryan Meacham said that language could be placed in the covenants to allow for specific placement of structures.

Building Inspector Toby Anders suggested the wording regarding building line rather than half of lot to ensure the structure is behind the rear building line.

Motion was made by Trustee Rodolph and seconded by Trustee Lowry to approve the regulations for Commerce Industrial Center with the amendment of placement of temporary structures behind the rear building line.

Chairman put the motion to roll call vote:

Aye: Rodolph, Lowry, Sami, Hulin, Adams  
Nay: None

Chairman declared the motion carried.

**4B. CONSIDER PROPOSAL FROM OKIE CONSTRUCTION AND WELDING REGARDING PURCHASE OF PROPERTY**

City Manager Steve Hewitt said this item had been tabled at the last meeting to allow for the consideration of covenants.

Motion was made by Trustee Lowry and seconded by Trustee Sami to proceed with the sale of the property to Okie Construction and Welding at the price of \$4,000.00.

Chairman put the motion to a roll call vote:

Aye: Lowry, Sami, Rodolph, Hulin, Adams  
Nay: None

Chairman declared the motion carried.

City Manager Steve Hewitt said the City Attorney Ryan Meacham would prepare the closing documents.

**AGENDA ITEM NO. 5 TRUSTEES REPORT**

None

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

None

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

None

**AGENDA ITEM NO. 8: ADJOURNMENT**

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

Chairman put the motion to a roll call vote:

Aye: Sami, Hulin, Lowry, Rodolph, Adams  
Nay: None

Chairman declared the meeting adjourned at 6:00 pm.