All items on this agenda, including but not limited to any agenda item concerning the adoption of any ordinance, resolution, contract, agreement, or any other item of business, are subject to amendment, including additions and/or deletions. This rule will apply to every individual agenda item without exception, and without providing this same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the governing body will be advised to continue the item.

The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the governing body may refer the matter to its City/Trust Manager, staff, attorney or to the recommending board, commission, or committee.

(This item is placed on the agenda so the Industrial Authority Trustees, by unanimous consent, can designate those routine items they wish to be approved by one motion. If an item does not meet the approval of all members, that item will be heard in regular order.)

PUBLIC NOTICE OF A REGULAR MEETING OF THE INDUSTRIAL AUTHORITY TUESDAY, APRIL 15, 2025 AT 5:30 PM CLINTON CITY HALL

AGENDA

Source listing: 04/15/2025
Original source: http://agendas.clintonok.gov/2025/041525/launch.html

1. CALL TO ORDER, OPENING PRAYER/PLEDGE OF ALLEGIANCE

    A. Dan Day, Custer County Sheriff, Prayer
    Donald Miller, Post Commander, American Legion Post 41, Pledge

2. CONSIDER APPROVAL OF CONSENT AGENDA

    A. Minutes of April 1, 2025, Regular Meeting

3. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING:

    A. Accept Bid for the Purchase of the Midtown Travel Inn Property

4. NEW BUSINESS (If any, pursuant to Section 311.9 of the Oklahoma Open Meeting Act.)

5. TRUSTEE COMMENTS

6. MANAGER COMMENTS

7. AUDIENCE PARTICIPATION (According to Audience Participation Decorum Guidelines at Clinton City Council Public Meetings effective: 2/14/2017)

8. ADJOURN

Filed this 11 th day of April 2025, Posted on the bulletin board in the lobby of the Clinton City Hall April 11, 2025, at 9:00 a.m.

MINUTES OF INDUSTRIAL AUTHORITY MEETING
April 1, 2025

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, April 1, 2025, 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 March 28, 2025, at 4:00 p.m.

AGENDA ITEM No. 1. CALL TO ORDER, OPENING

Chairman David Berrong called the meeting to order at 6:09 p.m. with the following present:

CHAIRMAN: David Berrong
TRUSTEES: Stormie Hill, Arthur Lloyd, Ernesto Villanueva, Ernie Dowdell
TRUSTEES ABSENT: None
MANAGER: Robert Johnston
CITY TREASURER: Debra Blanchard
CITY ATTORNEY: Ryan Meacham
CITY CLERK: Amy Jones
NEWS MEDIA: Gena Trent, Sean Stephens
OTHERS: Gene McCullough, Luis De La Torre, Kent and Beth Dewees, Julie Caldwell, Troy and Christine Calvert, Danny Tharp, Toby Anders, Don Miller, Mark Miner, Gary and Mitzi McArthur, Dillon Mach, Steve Weichel, Temple Diehl, and others.

Temple Diehl, Pastor First United Methodist Church opened the meeting with prayer and Donald Miller, Post Commander, American Legion Post No. 41 led the Pledge of Allegiance.

AGENDA ITEM NO. 2: CONSENT AGENDA

A. Minutes of Regular Meeting of March 18, 2025, Regular Meeting
B. Consider Claims
C. Acknowledgement of the Receipt of the Financial Statement from February 28, 2025.

Motion was made by Trustee Dowdell and seconded by Trustee Villanueva that the Consent Agenda Items be approved.

Chairman put the motion to a roll call vote:

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Chairman declared the motion carried.

AGENDA ITEM NO. 3 DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING

A. Recommendation from the Clinton Chamber of Commerce for Event Grant

Application from Troy Calvert/Rib Cook Off Association for the Hub City Showdown BBQ Cook Off in the amount of $5,000.

Mark Miner, Chamber of Commerce Representative presented the Application from Troy Calvert Rib Cook Off Association for the Hub City Showdown BBQ Cook Off in the amount of $5,000. He reported that this is the first BBQ Cookoff that will be a sanctioned event. The event is expected to have about 20 teams. Anticipating this to be an annual event. Proceeds from the event will be donated to a local non-profit organization(s).

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva for approval of the Application from Troy Calvert Rib Cook Off Association for the Hub City Showdown BBQ Cook Off in the amount of $5,000.

Chairman put the motion to a roll call vote:

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Chairman declared the motion carried.

B. Recommendation from the Clinton Chamber of Commerce for Event Grant Application from Clinton Classic Run June 7, 2025 in the amount of $2,400.

Mark Miner, Chamber of Commerce Representative presented the Event Grant Application from Clinton Classic Run June 7, 2025 in the amount of $2,400. This will be the fourth annual run. The event planners are looking at how to integrate other activities at the same time to keep visitors in town shopping or visiting sites.

Motion was made by Councilmember Hill and seconded by Councilmember Lloyd the Event Grant Application from Clinton Classic Run June 7, 2025 in the amount of $2,400.

Chairman put the motion to a roll call vote:

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Chairman declared the motion carried

AGENDA ITEM NO. 4 NEW BUSINESS:

None

AGENDA ITEM NO. 5: TRUSTEE REPORT

None

AGENDA ITEM NO. 6: MANAGER'S REPORT

None

AGENDA ITEM NO. 7: AUDIENCE PARTICIPATION (According to Audience Participation Decorum Guidelines at Clinton City Council Public Meetings effective:

2/14/2017)

None

AGENDA ITEM NO. 8: ADJOURNMENT

Moved by Trustee Hill and seconded by Trustee Lloyd to adjourn the meeting.

Chairman put the motion to a roll call vote:

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Chairman declared the meeting adjourned at 6:14 p.m.

_____
Date Approved

_____
David D. Berrong, Chairman

PROPERTY FOR SALE

Sealed bids will be received by the Clinton Industrial Authority, Clinton, Oklahoma, until 2:00 P.M., CDT, at the City Clerk's Office, 415 Gary Boulevard, Clinton, OK on the 15th day of April 2025, at which time said bids will be publicly opened and read aloud for the sale of surface interest only of the property at:

1015 Gary Blvd (previously the Midtown Travel Inn property)

also described as: Lots 13 to 20, Less the South 73.78 feet of Lots 13, 14 & 15, and the South 73.78 Feet of the West 9.63 Feet of Lot 16, Block 21, Original Townsite of City of Clinton,

The minimum acceptable bid for this property is $50,000.00, the property is to be sold "as is" and is to be conveyed via a Quit Claim Deed.

Properly submitted bids will be considered during the regular meeting of the Clinton Industrial Authority on April 15, 2025, beginning at 5:30 PM CDT, in the Council Chambers at the Clinton City Hall, 415 Gary Boulevard, Clinton, OK.

The Clinton Industrial Authority reserves the right to reject any, and all bids, and to accept the bid that best meets the needs of the Authority.

Clinton Industrial Authority
Clinton, Oklahoma

03/27/2025

JSM Partners, LLC offers $50,500 for the Midtown Travel Inn Property described in the legal notice published in the CDN on 03/26/2025 described as followed:

1015 Gary Blvd (previously the Midtown Travel Inn property) also described as: Lots 13 to 20, Less the South 73.78 feet of Lots 13, 14, & 15, and the South 73.78 of the West 9.63 Feet of Lot 16, Block 21, Original Townsite of City of Clinton

JSM Partners, LLC would like a signed contract signed by both parties stating the city will deed the property in clear title with their quit claim deed.

The City of Clinton will be responsible for providing an updated abstract on the property and pay for ½ of any closing agent fee.

If the title cannot be cleared, this offer is void.

JSM Partners, LLC would like to close ASAP after the bid has been accepted and after our attorney has reviewed title.

JSM Partners, LLC

Jacob Stewart, Member/Manager

Mark Miner, Member/Manager

All items on this agenda, including but not limited to any agenda item concerning the adoption of any ordinance, resolution, contract, agreement, or any other item of business, are subject to amendment, including additions and/or deletions. This rule will apply to every individual agenda item without exception, and without providing this same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the governing body will be advised to continue the item.

The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the governing body may refer the matter to its City/Trust Manager, staff, attorney or to the recommending board, commission, or committee.

(This item is placed on the agenda so the Public Works Authority Trustees, by unanimous consent, can designate those routine items they wish to be approved by one motion. If an item does not meet the approval of all members, that item(s) will be heard in regular order.)

PUBLIC NOTICE OF A REGULAR MEETING OF THE PUBLIC WORKS AUTHORITY TUESDAY, APRIL 15, 2025 AT 5:30 PM CLINTON CITY HALL

AMENDED AGENDA

Source listing: 04/15/2025
Original source: http://agendas.clintonok.gov/2025/041525/launch.html

1. CALL TO ORDER, OPENING PRAYER/PLEDGE OF ALLEGIANCE

    A. Dan Day, Custer County Sheriff, Prayer
    Donald Miller, Post Commander, American Legion Post 41, Pledge

2. CONSENT AGENDA

    A. Minutes of April 1, 2025, Regular Meeting ,

3. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING:

    A. Final Acceptance of Repairs Made to 2.5 MG Water Storage Tank by Superior Services, Inc.

    B. Water Purchase Agreement with the Town of Butler and the Frontier Development Authority of the Town of Butler

4. NEW BUSINESS (If any, pursuant to Section 311.9 of the Oklahoma Open Meeting Act.)

5. TRUSTEE COMMENTS

6. MANAGER'S COMMENTS

7. AUDIENCE PARTICIPATION (According to Audience Participation Decorum Guidelines at Clinton City Council Public Meetings effective: 2/14/2017)

8. ADJOURN

Filed this 11 th day of April 2025, posted on the bulletin board in the lobby of the Clinton City Hall April 11, 2025, at 9:00 a.m.
Amended agenda filed this 14 th day of April 2025; posted on the bulletin board in the lobby of the Clinton City Hall April 14 , 2025, at 2:30 p.m.

MINUTES OF CLINTON PUBLIC WORKS AUTHORITY MEETING
APRIL 1, 2025

Minutes of the regular meeting of the Chairman and Trustees of the Clinton Public Works Authority City of Clinton, Oklahoma, Custer County, held in the City Council Room, City Hall on Tuesday, April 1, 2025, at 5:30 p.m. A notice of this meeting was posted on the bulletin board in the lobby of Clinton City Hall on March 28, 2025, at 4:00 P.M.

AGENDA ITEM No. 1. CALL TO ORDER, OPENING

Chairman David Berrong called the meeting to order at 5:30 p.m. with the following present:

CHAIRMAN: David Berrong
TRUSTEES: Stormie Hill, Arthur Lloyd, Ernesto Villanueva, Ernie Dowdell
TRUSTEES ABSENT: None
MANAGER: Robert Johnston
CITY TREASURER: Debra Blanchard
CITY ATTORNEY: Ryan Meacham
CITY CLERK: Amy Jones
NEWS MEDIA: Gena Trent, Sean Stephens
OTHERS: Gene McCullough, Luis De La Torre, Kent and Beth Dewees, Julie Caldwell, Troy and Christine Calvert, Danny Tharp, Toby Anders, Don Miller, Mark Miner, Gary and Mitzi McArthur, Dillon Mach, Steve Weichel, Temple Diehl, and others.

Temple Diehl, Pastor First United Methodist Church opened the meeting with prayer and Donald Miller, Post Commander, American Legion Post No. 41 led the Pledge of Allegiance.

AGENDA ITEM NO. 2: CONSENT AGENDA

A. Minutes of March 18, 2025, Regular Meeting,
B. Consider Claims
C. Acknowledgement of Financial Statement for the Month Ending February 28, 2025.

Motion was made by Trustee Dowdell and seconded by Trustee Villanueva that the Consent Agenda Items be approved.

Chairman put the motion to a roll call vote:

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Chairman declared the motion carried.

AGENDA ITEM NO. 3: DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ITEMS

A. Walters-Morgan Pay Application No. 6 for Clinton Late WTP Chlorine Building.

The Walters-Morgan Pay Application No. 6 for Clinton Late WTP Chlorine Building in the amount of $284,732.42 was presented for review and approval.

The motion was made by Trustee Hill and seconded by Trustee Lloyd to approve the Walters-Morgan Pay Application No. 5 for Clinton Lake WTP Chlorine Building in the Amount of $284,732.42.

Chairman put the motion to a roll call vote:

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Chairman declared the motion carried.

B. Polymer Feed System Update for Clinton Lake

Robert Stewart from Inframark stated that this was not ready for action at this time.

AGENDA ITEM NO. 4 NEW BUSINESS (If any, pursuant to Section 311.9 of the Oklahoma Open Meeting Act)

None

AGENDA ITEM NO. 5: TRUSTEE COMMENTS

None

AGENDA ITEM NO. 6: MANAGER COMMENTS

Manager Johnston reported that three responses to the RFQ for the water and sewer plant operations were received and are now under review.

AGENDA ITEM NO. 7: ADJOURNMENT

Moved by Trustee Dowdell and seconded by Trustee Villanueva to adjourn the meeting.

Chairman put the motion to a roll call vote:

Aye: Dowdell, Hill, Villanueva, Lloyd Berrong
Nay: None

Chairman declared the meeting adjourned at 6:10 p.m.

_____

Date Approved

_____

David D. Berrong, Chairman

Clinton
Hub City of Western Oklahoma

David Berrong, Mayor
Ernesto Villanueva, Ward 1
Ernie Dowdell, Ward 2
Stormie Hill, Ward 3
Art Lloyd, Ward 4

David Berrong, Mayor
City of Clinton, Oklahoma

April 15, 2025

Superior Services & Supply, LLC
Kyle Dulworth
P.O. Box 431
Mustang, OK 73064

RE: Acceptance letter for the 2MGST Roof Replacement Project located at 18th & Broadway Avenue.

Mr. Dulworth,

This letter serves as confirmation that the construction project for the 2MGST Roof Replacement Project located at 18th & Broadway Avenue in Clinton, Oklahoma has been completed in accordance with the terms of our contract dated February 6th, 2024. We have inspected the project and found that all work has been completed to our satisfaction. Therefore, we hereby accept the project as complete.

The official acceptance date is 12/3/2024, which also begins the official term for warranty coverage.

Respectfully,

David Berrong
Mayor

CC: Robert Johnston, City Manager
File

PUBLIC WORKS AUTHORITY WATER PURCHASE AGREEMENT

This agreement (the "Agreement") made and entered into this 15th day of April 2025, by and between the Butler Public Works Authority of the Town of Butler, Oklahoma (BPWA") and the Frontier Development Authority of the Town of Butler, Oklahoma ("FDA") and the Clinton Public Works Authority for the City of Clinton, Oklahoma ("Clinton").

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein. the parties agree as follows:

I. Water To Be Supplied to BPWA and FDA.

A. Clinton agrees to supply to BPWA and FDA processed water under the terms set forth herein.

B. Clinton is a member of the Foss Reservoir Master Conservancy District (the Foss District) and is entitled thereby to an allotment of water from the Foss District.

C. Clinton and BPWA and FDA have agreed that BPWA and FDA can purchase from Clinton a portion of the Clinton allotment of water.

D. Water will be delivered directly to BPWA and FDA from the Foss District and BPWA and FDA will pay Clinton for the amount of water delivered to BPWA and FDA.

II. Measurement and Payment

A. Foss District will measure the water from the Clinton allotment from the Foss District via the master meter on the BPWA and FDA water system and will pay Clinton monthly for the water, based on the total amount of water used by BPWA and FDA from the Clinton allotment from the Foss District.

B. Presently Clinton pays $5.56 per 1,000 gallons used for their allotment of water from the Foss District. Therefore, BPWA and FDA will pay Clinton monthly at the rate of $6.67 (calculated as $5.56 + 20%) per 1,000 gallons for the amount of water used by BPWA and FDA from the Clinton allotment from the Foss District. If at any time, the rate Clinton pays for waler from the Foss District is changed, by either increase or decrease, the rate paid by BPWA and FDA shall change to the new base rate paid by Clinton plus 20%. Payments

from BPWA and FDA to Clinton shall be made not later than the twentieth (20th) day following receipt of the billing during each month of the tern, of this agreement.

III. Terms of Agreement.

This Agreement shall commence on the 15th day of April, 2025 and shall continue for an initial term of Five (5) years. Upon agreement of the parties at least ninety (90) days prior to the end of any five (5) year term, this agreement may be extended for up to two (2) additional five (5) year terms upon the same terms and conditions, unless mutually agreed upon amendments are made.

IV. Miscellaneous.

A. **Drought.** In the event of a "drought conditions" declaration by the Foss District, BPWA and FDA agree to comply with all requirements as to water conservation.

B. **Binding Effect**. The provisions of this Agreement shall be binding upon and inure to the benefit of the patties, their successors and assigns.

C. **Governing Law.** This Agreement is being executed in and shall be governed by and construed in accordance with the laws of the State of Oklahoma, without giving effect to conflict of laws.

D, **Cooperation Consents.** Subject to the terms and conditions of this Agreement, each Party will use reasonable efforts to take, or cause to be taken all actions, and to do, or cause to be done, all things necessary or desirable under applicable law to consummate the transactions. The Parties agree to execute and deliver such other documents, certificates, agreements and other writings, and to take such other actions as may be reasonably necessary or desirable in order expeditiously to consummate the transactions.

E. **Entire Agreement Amendment.** This Agreement constitutes the entire agreement by the parties with respect to the subject matter hereof, and supersedes all prior oral and written agreements, commitments or understandings with respect to the matters provided herein. This Agreement may not be changed orally, but only by an instrument in writing signed by the party against whom enforcement of any waiver, change,

modification, extension or discharge is sought.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the date first written above.

Butler Public Works Authority
for the Town of Butler, Oklahoma

By: _____

Frontier Development Authority
for the Town of Butler, Oklahoma

By: _____

Public Works Authority
of the City of Clinton. Oklahoma

By: _____
David D. Berrong, Chairman

All items on this agenda, including but not limited to any agenda item concerning the adoption of any ordinance, resolution, contract, agreement, or any other item of business, are subject to amendment, including additions and/or deletions. This rule will apply to every individual agenda item without exception, and without providing this same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the governing body will be advised to continue the item.

The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the governing body may refer the matter to its City/Trust Manager, staff, attorney or to the recommending board, commission, or committee.

(This item is placed on the agenda so the Clinton City Council, by unanimous consent, can designate those routine items they wish to be approved by one motion. If an item does not meet the approval of all members, that item will be heard in regular order.)

PUBLIC NOTICE OF A REGULAR MEETING OF THE CITY COUNCIL TUESDAY, APRIL 15, 2025 AT 5:30 PM CLINTON CITY HALL

AGENDA

Source listing: 04/15/2025
Original source: http://agendas.clintonok.gov/2025/041525/launch.html

1. CALL TO ORDER, OPENING PRAYER/PLEDGE OF ALLEGIANCE

    A. Dan Day, Custer County Sheriff , Prayer
    Donald Miller, Post Commander, American Legion Post 41, Pledge

2. CONSIDER APPROVAL OF CONSENT AGENDA

    A. Minutes from April 1, 2025, Regular Meeting, and April 9, 2025, Special Meeting

3. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING:

    A. Agreement with Rural Health Solutions, Inc - Clinton Regional Hospital

    B. Resolution No. 1000 – Declaring April as Fair Housing Month

    C. Fair Housing Proclamation

4. NEW BUSINESS (If any, pursuant to Section 311.9 of the Oklahoma Open Meeting Act.)

5. COUNCIL COMMENTS

6. MANAGER’S COMMENTS

7. ADJOURN

Filed this 11th day April 2025, Posted on the bulletin board in the lobby of the Clinton City Hall April 11, 2025, at 9:00 a.m.

MINUTES OF THE CLINTON CITY COUNCIL REGULAR MEETING
APRIL 1, 2025

Minutes of the special meeting of the Mayor and Council of the Clinton City Council, City of Clinton, Oklahoma, Custer County, held in the City Council Room, City Hall on Tuesday, April 1, 2025, 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 March 28, 2025, at 4:00 P.M.

AGENDA ITEM No. 1. CALL TO ORDER, OPENING

Mayor David Berrong called the meeting to order at 5:29 p.m. with the following present:

MAYOR: David Berrong
COUNCIL: Ernie Dowdell, Stormie Hill, Arthur Lloyd, Ernesto Villanueva
COUNCIL ABSENT: None
MANAGER: Robert Johnston
CITY TREASURER: Debra Blanchard
CITY ATTORNEY: Ryan Meacham
CITY CLERK: Amy Jones
NEWS MEDIA: Gena Trent, Sean Stephens
OTHERS: Gene McCullough, Luis De La Torre, Kent and Beth Dewees, Julie Caldwell, Troy and Christine Calvert, Danny Tharp, Toby Anders, Don Miller, Mark Miner, Gary and Mitzi McArthur, Dillon Mach, Steve Weichel, Temple Diehl, and others.

Temple Diehl, Pastor First United Methodist Church opened the meeting with prayer and Donald Miller, Post Commander, American Legion Post No. 41 led the Pledge of Allegiance.

AGENDA ITEM NO. 2: CONSENT AGENDA

A. Minutes from March 18, 2025, Regular Meeting,
B. Consider Claims
C. Acknowledgement of the Receipt of the Financial Statement from February 28, 2025

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva that the Consent Agenda Items be approved.

Mayor David Berrong put the motion to a roll call vote:

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the motion carried.

AGENDA ITEMS 3. PUBLIC HEARING REGARDING ALLEGED DILAPIDATED STRUCTURES ON PROPERTIES AT: 1007 AVANT OWNED BY JOHN C. KINDRED; 505 N 20TH OWNED BY SERGIO BORJAS; 316 VAN BUREN OWNED BY TAMMY & DERYK LONG.

Mayor Berrong called the Public Hearing to order at 5:48 p.m. regarding alleged dilapidated structures on properties at 1007 Avant owned by John C. Kindred; 505 n 20th owned by Sergio Borjas; 316 Van Buren owned by Tammy & Deryk Long.

Code Enforcement Toby Anders presented the property information and provided pictures of the property condition. Each property was presented separately. Emails from Mr. John Kindred were provide to the Council and those present for review as he resides in New Mexico. Neighboring property owners Gary and Mitzi McArthur were asked if they would like to comment; they stated that Toby had covered it all. Mrs. Tammy Long was present to speak regarding her property. There was not anyone present to address the Borjas property. Discussion was held regarding the process of condemnation.

The Public Hearing ended at 6:01 pm and Mayor Berrong continued to the regular meeting.

AGENDA ITEMS 4. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION(S) REGARDING:

A. Condemnation of the Properties at 1007 Avant owned by John C. Kindred.

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve the condemnation of the Properties at 1007 Avant owned by John C. Kindred and move forward with the condemnation process.

Mayor David Berrong put the motion to a roll call vote.

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the motion carried.

B. Condemnation of the Properties at 505 N 20th owned by Sergio Borjas.

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve the condemnation of the Properties at 505 N 20th owned by Sergio Borjas and move forward with the condemnation process.

Mayor David Berrong put the motion to a roll call vote.

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the motion carried.

C. Condemnation of the Properties at 316 Van Buren owned by Tammy & Deryk Long

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve the condemnation of the Properties at 1007 Avant owned by John C. Kindred and move forward with the condemnation process.

Mayor David Berrong put the motion to a roll call vote.

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the motion carried.

D. Resolution No. 997- Declaring Certain Property Surplus Pursuant to Section 4-3 of the Clinton City Charter Authorizing the Sale of Property

City Manager Johnston presented Resolution No. 997- Declaring Certain Property Surplus Pursuant to Section 4-3 of the *Clinton City Charter* Authorizing the Sale of Property. Resolution 997 Declaring the former Public Works Building at 110 Orient Avenue to be Surplus Property and Transferring Same to the Clinton Industrial Authority for Disposal. The information regarding the property was reviewed by the Council members.

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve Resolution 997 Declaring the former Public Works Building at 110 Orient Avenue to be Surplus Property and Transferring Same to the Clinton Industrial Authority for Disposal.

Mayor David Berrong put the motion to a roll call vote.

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the motion carried.

E. Resolution No. 998 – Restating and Affirming the City of Clinton's Continued Utilization of LEXIPOL: Public Safety Policy Management System & Solutions Policies by the Clinton Police Department and Acknowledging & Approving the Necessary Process

City Manager Johnston presented the Resolution No. 998 – Restating and Affirming the City of Clinton's Continued Utilization of LEXIPOL: Public Safety Policy Management System & Solutions Policies by the Clinton Police Department and Acknowledging & Approving the Necessary Process. Discussion was held regarding LEXIPOL. It is also noted that the City of Clinton insurance carrier, Oklahoma Municipal Assurance Group

recommends the use of LEXIPOL and pays for a basic subscription.

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve Resolution No. 998 – Restating and Affirming the City of Clinton's Continued Utilization of LEXIPOL: Public Safety Policy Management System & Solutions Policies by the Clinton Police Department and Acknowledging & Approving the Necessary Process.

Mayor David Berrong put the motion to a roll call vote.

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the motion carried.

F. Approval of Construction Contract and Associated Documents with Krapff Reynolds Construction Company for Water & Sanitary Sewer Line Construction Related to the I-40 Exit 65 Highway Improvement Project.

The proposed Construction Contract and Associated Documents with Krapff Reynolds Construction Company for Water & Sanitary Sewer Line Construction Related to the I-40 Exit 65 Highway Improvement Project was presented by Robert Johnston City Manager to the Council. The contract is in the amount of $2,302,949.00.

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve the Construction Contract and Associated Documents with Krapff Reynolds Construction Company for Water & Sanitary Sewer Line Construction Related to the I-40 Exit 65 Highway Improvement Project in the amount of $2,302,949.00.

Mayor David Berrong put the motion to a roll call vote.

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the motion carried.

G. Request for Executive Session as Authorized by the *Oklahoma Open Meeting Act* Section 307(B)4 for Confidential Communications Between a Public Body and Its Attorney Concerning Litigation – Case No. CIV-22-569-J, Clinton HMA, LLC vs Clinton Hospital Authority and City of Clinton.

Motion was made by Councilmember Dowdell and seconded by Councilmember Lloyd to Request for Executive Session as Authorized by the *Oklahoma Open Meeting Act* Section 307(B)4 for Confidential Communications Between a Public Body and Its Attorney Concerning Litigation – Case No. CIV-22-569-J, Clinton HMA, LLC vs Clinton Hospital Authority and City of Clinton and invite City Attorney Ryan Meacham and City Manger

Robert Johnston to join at 5:30 p.m.

Mayor David Berrong put the motion to a roll call vote.

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the motion carried.

H. Reconvene from Executive Session

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to Reconvene from Executive Session at 5:43 p.m.

Mayor David Berrong put the motion to a roll call vote.

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the motion carried.

I. Any Action(s) Arising from the Executive Session

Mayor Berrong gave report of No Action.

J. Update on Sale of Clinton Regional Hospital to Rural Health Solutions, LLC

City Attorney Ryan Meacham provide and update on the sale of the Clinton Regional Hospital to Rural Health Solutions, LLC. He reported that the due diligence is nearly completed and the negotiations have started to negotiate a contract. The issue has now arisen regarding a third-party lender and therefore the City would need to take this issue to a vote of the people to approve this. Therefore, we will need to hold a special meeting before April 10, 2025 to prepare for an election on June 10, 2025.

Information only.

AGENDA ITEM NO. 5 NEW BUSINESS (If any, pursuant to Section 311.9 of the Oklahoma Open Meeting Act.):
None

AGENDA ITEM NO. 6: COUNCIL COMMENTS
None

AGENDA ITEM NO. 7: CITY MANAGER'S COMMENTS
None

AGENDA ITEM NO. 8: AUDIENCE PARTICIPATION (According to Audience participation Decorum Guidelines at Clinton City Council Public Meetings effective:2/14/2017)

None

AGENDA ITEM NO. 9: ADJOURNMENT

Moved by Councilmember Dowdell seconded by Councilmember Villanueva to adjourn the meeting.

Mayor put the motion to a roll call vote:

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the meeting adjourned at 6:08 P.M.

_____ _____

Date Approved David Berrong, Mayor

MINUTES OF THE CLINTON CITY COUNCIL REGULAR MEETING
APRIL 9, 2025

Minutes of the special meeting of the Mayor and Council of the Clinton City Council, City of Clinton, Oklahoma, Custer County, held in the City Council Room, City Hall on Tuesday, April 9, 2025, at 5:00 p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on April 7, 2025, at 4:00 P.M.

AGENDA ITEM No. 1. CALL TO ORDER, OPENING

Mayor David Berrong called the meeting to order at 5:00 p.m. with the following present:

MAYOR: David Berrong
COUNCIL: Ernie Dowdell, Stormie Hill, Arthur Lloyd, Ernesto Villanueva
COUNCIL ABSENT: None
MANAGER: Robert Johnston
CITY TREASURER: Debra Blanchard
CITY ATTORNEY: Ryan Meacham
CITY CLERK: Amy Jones
NEWS MEDIA: Sean Stephens
OTHERS: Shauna Hacker and others.

AGENDA ITEMS 2 DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION(S) REGARDING:

A. Lease Agreement of Clinton Regional Hospital by Rural Health Solutions, Inc.

City Attorney Ryan Meacham updated the Council Members on the status of the Lease Agreement of Clinton Regional Hospital by Rural Health Solutions, Inc. He reported that the contract is about 90% complete. Currently working on a few fine points that have been brought to our attention by Clinton Hospital Authority Board. The goal is to have an agreement to approve at the next Council meeting on April 15, 2025.

Information only.

B. Ordinance No. 1032A - Amending Section Three of Ordinance 1032 Requiring Immediate Reverter of Real Property in the Event It Ceases to be Utilized as a Hospital by Rural Hospital Solutions, Inc. to Subordinate the Right to a Purchase Money Lender and Providing for This Ordinance to Be Referred to a Vote of the Electors of the City.

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve Ordinance No. 1032A - Amending Section Three of Ordinance 1032 Requiring Immediate Reverter of Real Property in the Event It Ceases to be Utilized as a Hospital by Rural Hospital Solutions, Inc. to Subordinate the Right to a Purchase Money

Lender and Providing for This Ordinance to Be Referred to a Vote of the Electors of the City.

Mayor David Berrong put the motion to a roll call vote.

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the motion carried.

C. Resolution 999 - Authorizing the Calling and Holding of a Special Election In The City of Clinton, County of Custer, State of Oklahoma, on Tuesday the 10th Day of June, 2025, for the Purpose of Submitting to the Qualified Electors of the City of Clinton, Oklahoma, The Question of Authorizing the Amendment of Section Three of Ordinance 1032 Requiring Immediate Reverter of Real Property in the Event it Ceases to Be Utilized as a Hospital by Rural Hospital Solutions, Inc. and to Subordinate That Right to a Purchase Money Lender and Providing for this Ordinance to be Referred to a Vote of the Electors of the City.

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve Resolution 999 - Authorizing the Calling and Holding of a Special Election In The City of Clinton, County of Custer, State of Oklahoma, on Tuesday the 10th Day of June, 2025, for the Purpose of Submitting to the Qualified Electors of the City of Clinton, Oklahoma, The Question of Authorizing the Amendment of Section Three of Ordinance 1032 Requiring Immediate Reverter of Real Property in the Event it Ceases to Be Utilized as a Hospital by Rural Hospital Solutions, Inc. and to Subordinate That Right to a Purchase Money Lender and Providing for this Ordinance to be Referred to a Vote of the Electors of the City.

Mayor David Berrong put the motion to a roll call vote.

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the motion carried.

D. Election Proclamation - Shall Ordinance No. 1032A Authorizing the Amendment of Section Three of Ordinance 1032 Requiring Immediate Reverter of Real Property in the Event it Ceases to Be Utilized as a Hospital by Rural Hospital Solutions, Inc. and to Subordinate That Right to a Purchase Money Lender

Motion was made by made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve Election Proclamation - Shall Ordinance No. 1032A Authorizing the Amendment of Section Three of Ordinance 1032 Requiring Immediate Reverter of Real Property in the Event it Ceases to Be Utilized as a Hospital by Rural Hospital Solutions, Inc. and to Subordinate That Right to a Purchase Money Lender.

Mayor David Berrong put the motion to a roll call vote.

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the motion carried.

AGENDA ITEM NO.3: ADJOURNMENT

Moved by Councilmember Dowdell seconded by Councilmember Villanueva to adjourn the meeting.

Mayor put the motion to a roll call vote:

Aye: Dowdell, Hill, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the meeting adjourned at 5:08 P.M.

_____ _____

Date Approved David Berrong, Mayor

CITY OF CLINTON, OKLAHOMA
FAIR HOUSING RESOLUTION NO. 1000

LET IT BE KNOWN TO ALL PERSONS OF THE CITY OF CLINTON, OKLAHOMA that discrimination in the sale, rental, leasing, financing of housing or land to be used for construction of housing or in the provision of brokerage services because of races, color, religion, sex or national origin is prohibited by Title VIII of the 1968 Civil Right Act (Federal Fair Housing Law).

It is the policy of City of Clinton, Oklahoma to implement programs to ensure equal opportunity in housing for all persons regardless of race, color, religion, sex or national origin. The Fair Housing Amendments Act of 1988 expands coverage to include disabled persons and families with children. Therefore, the City of Clinton does hereby pass the following Resolution.

BE IT RESOLVED that within available resources the City of Clinton, Oklahoma will assist all persons who feel they have been discriminated against because of race, color, religion, sex, national origin, disability or familial status to seek equity under federal laws and state laws by filing a complaint with the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Compliance Division.

BE IT FURTHER RESOLVED that the City of Clinton, Oklahoma shall publicize this Resolution and through this publicity shall encourage owners of real estate, developers, and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Law and amendments and applicable state or local laws or ordinances.

SAID PROGRAM will a minimum include: 1) printing and publicizing of this policy and other applicable fair housing information through local media and community contacts; 2) distribution of posters, flyers and any other means that will bring to the attention of those affected, the knowledge of their respective responsibilities and rights concerning equal opportunity in housing; and 3) prepare an analysis of impediments to fair housing choices and actions to mitigate such impediments.

EFFECTIVE DATE:

This Resolution shall take effect this _____ day of _____, 2025.

_____
David Berrong, Mayor

ATTEST:

_____
Amy Jones, City Clerk

CITY SEAL

CITY OF CLINTON
OKLAHOMA

FAIR HOUSING
PROCLAMATION

WHEREAS, it is illegal under the Fair Housing Act to discriminate because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation or discrimination in housing; and

WHEREAS, the City of Clinton shall not knowingly tolerate discrimination in housing within the City of Clinton, Oklahoma;

NOW THEREFORE, as Mayor of the City of Clinton, I hereby declare that the month of April shall henceforth be recognized as Fair Housing Month, to be honored annually and continuously, in the spirit and intent of fair housing for all residents of the City of Clinton, Oklahoma.

Proclaimed this_____ day of _____, 2025.

_____
Mayor

ATTEST:

_____
Clerk

SEAL