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.

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(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, FEBRUARY 17, 2026 AT 5:30 PM CLINTON CITY HALL

AGENDA

Source listing: 02/17/2026
Original source: http://agendas.clintonok.gov/2026/02172026/launch.html

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

    A. Troy Calvert, Prayer
    Doug Greer, Service Officer, American Legion Post 41, Pledge

2. CONSENT AGENDA

    A. Minutes of February 3, 2026, Regular Meeting

3. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING:

    A. Update on the 27 Inch Sanitary Sewer Interceptor Main Replacement Project and Any Further Action(s) Needed Regarding Project Funding

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 12 th day of February 2026, Posted on the bulletin board in the lobby of the Clinton City Hall February 12, 2026, at 4:00 p.m.

MINUTES OF CLINTON PUBLIC WORKS AUTHORITY MEETING
FEBRUARY 3, 2026

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, February 3, 2026, at 5:30 p.m. A notice of this meeting was posted on the bulletin board in the lobby of Clinton City Hall on January 30, 2026, at 3:00 P.M.

AGENDA ITEM No. 1. CALL TO ORDER, OPENING

Chairman David Berrong called the meeting to order at 5:33 p.m. with the following present:

TRUSTEES: Erin Adams, Ernie Dowdell, Ernesto Villanueva, and Arthur Lloyd
TRUSTEES ABSENT: None
MANAGER: Robert Johnston
CITY TREASURER: Debra Blanchard
CITY ATTORNEY: Ryan Meacham
CITY CLERK: Amy Jones
NEWS MEDIA: Gina Trent, Sean Stephens, Shiann Dawson
OTHERS: Gene McCullough, Kent and Beth DeWees, Dan Tharp, Dillon Mach, Riley Bryson, Luis De La Torre, Brent Hester, Joe Cloninger, Jesse Belvin, Toby Anders, Brett Russell and Marcy Russell, Sam Calvert, Shane Harrelson, Mark and Esther Switzer, Anita Fransen, Colin Wieder, DJ Woodall, and others.

Jesse Belvin, First Baptist Church opened the meeting with prayer and Joe Cloninger, American Legion Post No. 41 led the Pledge of Allegiance.

AGENDA ITEM NO. 2: CONSENT AGENDA

A. Minutes of January 20, 2026, Regular Meeting
B. Claims
C. Acknowledgement of the Receipt of the Financial Statements dated December 31, 2025
D. Approval of Easement for Road Purposes on Lake Clinton Property to Schumacher Farms, LLC
E. Change Order No. 7 Junction Box Krapff Reynolds

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: Adams, Dowdell, Lloyd, Villanueva, Berrong
Nay: None

Chairman declared the motion carried.

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

A. Update on the Repairs to the 27 Inch Sanitary Sewer Interceptor Main and Any Action(s) Needed Regarding Project Funding

Public Works Director Gene McCullough updated the Trustees on the recent repairs to the 27-inch sanitary sewer interceptor main. He reported that the pipeline is still intact and functioning properly. Consulting engineer Matt Coe continues on design work for the replacement infrastructure.

Manager Robert Johnston reported that a meeting with OWRB representatives was held this afternoon with the City Treasurer, City Clerk and himself to go over administrative guidelines and procedures for the FAP loan. They also delivered a big "photo op" check. We will be getting everyone together soon for a picture.

Information only.

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

None

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: Adams, Lloyd, Villanueva, Berrong
Nay: None

Chairman declared the meeting adjourned at 5:35p.m.

Date Approved

David D. Berrong, Chairman

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(This item is placed on the agenda so the Recreation 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 RECREATIONAL AUTHORITY TUESDAY, FEBRUARY 17, 2026 AT 5:30 PM CLINTON CITY HALL

AGENDA

Source listing: 02/17/2026
Original source: http://agendas.clintonok.gov/2026/02172026/launch.html

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

    A. Troy Calvert, Prayer
    Doug Greer, Service Officer, American Legion Post 41, Pledge

2. CONSIDER APPROVAL OF CONSENT AGENDA

    A. Minutes from February 3, 2026, Regular Meeting

3. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING:

    A. Recommendation from the Golf Advisory Board Regarding the Riverside Golf Course Fee Schedule Effective April 1, 2026

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 12th day of February 2026, Posted on the bulletin board in the lobby of the Clinton City Hall February 12, 2026, at 4:00 p.m.

MINUTES OF RECREATIONAL AUTHORITY MEETING
FEBRUARY 3, 2026

Minutes of the regular meeting of the Chairman and Trustees of the Clinton Recreational Authority, City of Clinton, Oklahoma, Custer County, held in the City Council Room, City Hall on Tuesday, February 3, 2026, 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 30, 2026, at 3:00 p.m.

Chairman David Berrong called the meeting to order at 5:31 p.m. with the following present:

CHAIRMAN: David Berrong
TRUSTEES: Erin Adams, Ernie Dowdell, Ernesto Villanueva, and Arthur Lloyd
TRUSTEES ABSENT: None
MANAGER: Robert Johnston
CITY TREASURER: Debra Blanchard
CITY ATTORNEY: Ryan Meacham
CITY CLERK: Amy Jones
NEWS MEDIA: Gina Trent, Sean Stephens, Shiann Dawson
OTHERS: Gene McCullough, Kent and Beth DeWees, Dan Tharp, Dillon Mach, Riley Bryson, Luis De La Torre, Brent Hester, Joe Cloninger, Jesse Belvin, Toby Anders, Brett and Marcy Russell, Sam Calvert, Shane Harrelson, Mark and Esther Switzer, Anita Fransen, Colin Wieder, DJ Woodall, and others.

Jesse Belvin, First Baptist Church opened the meeting with prayer and Joe Cloninger, American Legion Post No. 41 led the Pledge of Allegiance.

AGENDA ITEM NO. 2: CONSENT AGENDA

A. Minutes of Regular Meeting of January 6, 2026
B. Consider Claims
C. Acknowledge Financial Reports from the month ending December 31, 2025

Motion made by Trustee Dowdell and seconded by Trustee Villanueva to approve the Consent Agenda items.

Chairman put the motion to a roll call vote:

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

Chairman declared the motion carried.

AGENDA ITEM NO. 3 Discussion, Consideration, And Possible Action Regarding:

Ch

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 REPORT
None

AGENDA ITEM NO. 6: MANAGER'S REPORT
None

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: Adams, Dowdell, Lloyd, Villanueva, Berrong
Nay: None

Chairman declared the meeting adjourned at 5:33 p.m.

_____
Date Approved

_____
David D. Berrong, Chairman

RIVERSIDE GOLF COURSE
FEE SCHEDULE (including taxes)
APPROVED _/_/2026, EFFECTIVE 4/1/2026
Subject to Review and Adjustments As Needed

Green Fees

Weekday Rates - 18 holes	$25.00
Weekend Rates - 18 holes	$30.00
Weekday Rates - 9 holes	$16.00
Weekend Rates - 9 holes	$25.00
Weekday Twilight *	$19.00
Weekend Twilight *	$22.00
Weekday Sr (65+)	$16.00
Weekend Sr (65+)	$21.00
Weekday Student (K-12th)	$14.50
Weekend Student (K-12th)	$19.25

Annual Memberships

Single	$1,200.00
Family	$1,500.00
Sr Citizen (65+)	$1,000.00
Sr Citizen (65+)Married Couple	$1,250.00
Single Military **	$900.00
Family Military **	$1,200.00
Non Resident 50 miles +	$600.00
Student Membership	$150.00
College Student Pass ***	$250.00
Limited Play Green Fee (30 rounds)	$465.38

Cart Rentals

9 holes	$17.00
18 holes	$25.00

Cart Rentals Membership

Single	$900.00
Family	$1,200.00

Miscellaneous

SWOSU Golf Team	$500.00
CHS/Arapaho/CBA Golf Teams	$0.00

Tournaments ****

Tournament with 50 or less players, per player	$23.00
Tournament with 51 to 100 players, per player	$21.00
Tournament with more than 100 players, per player	$19.00
MGA League & Couples Scramble	$6.00

---

* 2 PM to closing during winter, 5 PM to closing during summer

** with documentation of service in US military, ie. DD214

*** per semester

**** local fund raising groups may be given a discount under certain conditions

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(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, FEBRUARY 17, 2026 AT 5:30 PM CLINTON CITY HALL

AGENDA

Source listing: 02/17/2026
Original source: http://agendas.clintonok.gov/2026/02172026/launch.html

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

    A. Troy Calvert, Prayer
    Doug Greer, Service Officer, American Legion Post 41, Pledge

2. CONSIDER APPROVAL OF CONSENT AGENDA

    A. Minutes from February 3, 2026, Regular Meeting,

3. PUBLIC HEARING REGARDNG ALLEGED DILAPIDATED STRUCTURE – 501 N 9th, Lots 27-28 Block 3 (1/2 Int EA) Clinton Red Plume, Owners Ronald J. Haywood and Jessica Leann Musick.

    A. PUBLIC HEARING REGARDNG ALLEGED DILAPIDATED STRUCTURE – 501 N 9th, Lots 27-28 Block 3 (1/2 Int EA) Clinton Red Plume, Owners Ronald J. Haywood and Jessica Leann Musick.

4. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING:

    A. Condemnation of Public Nuisance (Dilapidated Structure) at 501 N. 9 th , Lots 27-28 Blk 3 (1/2 Int EA) Clinton Red Plume, Owners Ronald J. Haywood and Jessica Leann Musick

    B. Resubmittal of Centennial Grant for Fire House

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

6. COUNCIL COMMENTS

7. MANAGER’S COMMENTS

8. ADJOURN

Filed this 12 th day of February 2026, Posted on the bulletin board in the lobby of the Clinton City Hall February 12, 2026, at 4:00 p.m.

MINUTES OF THE CLINTON CITY COUNCIL REGULAR MEETING
FEBRUARY 3, 2026

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, February 3, 2026, 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 30, 2026, at 3:00 P.M.

AGENDA ITEM No. 1. CALL TO ORDER, OPENING

Mayor David Berrong called the meeting to order at 5:35 p.m. with the following present:

MAYOR: David Berrong
COUNCIL: Erin Adams, Ernie Dowdell, Arthur Lloyd, Ernesto Villanueva
COUNCIL ABSENT:
MANAGER: Robert Johnston
CITY TREASURER: Debra Blanchard
CITY ATTORNEY: Ryan Meacham
CITY CLERK: Amy Jones
NEWS MEDIA: Gina Trent, Sean Stephens, Shiann Dawson
OTHERS: Gene McCullough, Kent and Beth DeWees, Dan Tharp, Dillon Mach, Riley Bryson, Luis De La Torre, Brent Hester, Joe Cloninger, Jesse Belvin, Toby Anders, Brett and Marcy Russell, Sam Calvert, Shane Harrelson, Mark and Esther Switzer, Anita Fransen, Colin Wieder, DJ Woodall, and others.

Jesse Belvin, First Baptist Church, opened the meeting with prayer and Joe Cloninger, American Legion Post No. 41 led the Pledge of Allegiance.

AGENDA ITEM NO. 2: CONSENT AGENDA

A. Minutes from January 20, 2026, Regular Meeting,
B. Consider Claims
C. Acknowledgement of the Receipt of the Financial Statements dated December 31, 2025
D. Acknowledge the Ordering of Two New Police Units from McKinsey Motor Company (Capital Improvement Fund Expenditure)

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: Adams, Dowdell, Lloyd, Villanueva, Berrong
Nay: None

Mayor declared the motion carried.

AGENDA ITEM 3. PUBLICE HEARING REGARDING ALLEGED DILAPIDATED STRUCTURE – 1121 LEE AVENUE, E 40" OF LOT 2 AND W 35' OF LOT 3 BLOCK 5, CLINTON HILLCRES SECOND ADDTION

Mayor Berrong called the Public Hearing to order at 5:36 P.M to address the alleged dilapidated structure – 1121 Lee Avenue, the East 40' of lot 2 and W 35' of lot 3 block 5, Clinton Hillcrest Second Addition. Code Enforcement Toby Anders presented power point presentation regarding the above stated property. He stated that a structure fire had occurred, and the property had not been maintained since that date. Notices were sent on January 6, 2026, January 20, 2026 and published in the *Clinton Daily News* on January 23, 2026. It was discovered that the owner is deceased; the daughter was contacted and given 10 days to respond. She had not responded as of the date of the meeting. There was not anyone present to speak about the property.

Mayor Berrong ended the Public Hearing and resumed the regular meeting at 5:38 p.m.

DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION(S) REGARDING:

A. **Condemnation of Public Nuisance (Dilapidated Structure) at 1121 Lee Avenue, E 40' of Lot 2 and W 35' of Lot 3, Block 5, Clinton Hillcrest Second Addition**

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve the condemnation of the alleged dilapidated structure – **1121 Lee Avenue, E 40' Of Lot 2 And W 35' Of Lot 3 Block 5, Clinton Hillcrest Second Addition** and give the owner 30 days to respond to this condemnation notice.

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

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

Mayor declared the motion carried

B. **Payment Request No. 8 from Krapff Reynolds Construction Company Project No. S-2505 Invoice No. 26010 in the Amount of $85,177.76 for Clinton Sewer Improvements Project Associated with ODOT Project Agreement #31842(04) I-40 Exit 65 Improvements**

Public Works Director Gene McCullough presented the Payment Request No. 8 from Krapff Reynolds Construction Company Project No. S-2505 Invoice No. 26010.

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve Payment Request No. 8 in the amount of $85,177.76

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

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

Mayor declared the motion carried.

C. Change Order No. 7 Junction Box Krapff Reynolds

Public Works Director Gene McCullough explained Change Order No. 7 for the contract with Krapff Reynolds in the amount of $64,920.00. This is to construct new junction boxes to re-route a storm sewer on the south side of Oliver Avenue around a new sanitary sewer manhole. ODOT has reviewed and approved this change order.

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve Change Order No. 7 in the amount of $64,920.00.

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

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

Mayor declared the motion carried

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

None

AGENDA ITEM NO. 5: COUNCIL COMMENTS

None

AGENDA ITEM NO. 6: CITY MANAGER'S COMMENTS

City Manager Johnston commented regarding the City's response to the extraordinary snowfall early last week: the Public Works crews did excellent work in getting the streets cleared and the trash collected with minimized delays. He also noted that there will be another public hearing and agenda action item at the next meeting for an apparently dilapidated home. Johnston also recognized very recently retired Fire Chief Brett Russell after 27 years of faithful service to the City of Clinton. Councilman Dowdell and Mayor Berrong also commented favorably on Russell's service.

Information only.

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 Councilmember Dowdell seconded by Councilmember Villanueva to adjourn the meeting.

Mayor put the motion to a roll call vote:

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

Mayor declared the meeting adjourned at 5:48 P.M.

_____
Date Approved

_____
David Berrong, Mayor

Clinton
Hub City of Western Oklahoma

To: City Clinton, City Council Members & Mayor

From: Toby Anders, Code Enforcement Officer

Date: 2/11/2026

Re: February 17, 2026, City of Clinton Council meeting

The property that I will be bringing to the City of Clinton, City Council meeting on February 17th is 501 N. 9th and is owned by Ronald Haywood & Jessica L. Musick.

On January 6, 2026, the City of Clinton sent the owner per the most recent tax record a violation notice of the dilapidated and unsecure structure. Following the violation notice I was able to speak with Jessica Musick regarding the house and at that time she was finically unable to do any work on the house. Jessica did inform me that Mr. Haywood is possibly in a nursing home somewhere in the New England States. Jessica also stated that Ronald does have a daughter that lives somewhere in Western Oklahoma, as of February 10, 2026, the only person that I have been in contact with is Jessica regarding the property at 501 N. 9th.

Over the years this property has been a habitual nuisance to the surrounding neighborhood. I have records on my excel spreadsheet showing in 2025 a violation was sent for the dilapidated structure and in 2024 for the same violation. My records are also showing that the property under current ownership received a violation notice for grass, weeds, trash & debris for the years of 2023-2025.



Toby Anders
Code Enforcement Officer
City of Clinton

RESOLUTION NO. 1008

AUTHORIZING THE SUBMITTAL OF THE OKLAHOMA ROUTE 66 REVITALIZATION GRANT APPLICATION TO THE OKLAHOMA ROUTE 66 COMMISSION TO TARGET HISTORIC PRESERVATION AND TOURISM BASED ECONOMIC DEVELOPMENT PROJECT(S)

WHEREAS, the City of Clinton is proud to be located on historic Route 66, which will celebrate its centennial in 2026; and

WHEREAS, the Oklahoma Route 66 Commission has offered grants intended to celebrate the "Mother Road's" centennial and to target historic preservation and tourism based economic growth opportunities in Clinton; and

WHEREAS, the Clinton Route 66 Committee, many local individuals and groups and the Clinton City Manager have conferred on many occasions regarding which eligible projects would benefit the citizens of Clinton via historic preservation and tourism based economic growth; and

WHEREAS, after due consideration and with the assistance of the OCRA Projects architectural firm, the City of Clinton has had prepared an application to enhance the City's economic development strategy, and

WHEREAS, the City of Clinton will appropriate ten (10) percent of the project(s) budgets as a local cash match from its FYE26 Capital Improvements Fund towards these project(s).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clinton to authorize the submittal of the grant application(s) for the:

"Way Finding – Signs of Renewal" and "Firehouse 66" Projects

before the September 30, 2025 grant deadline.

PASSED by the City Council this 25th day of September 2025.

David D. Berrong, Mayor

ATTEST:

Amy E. Jones, City Clerk

CITY OF CLINTON THE HUB CITY OKLAHOMA

Outlook

RE: Oklahoma Route 66 Revitalization Grant Applications

From Karla Jackson <Karla.Jackson@okcommerce.gov>
Date Wed 1/28/2026 9:15 AM
To Robert Johnston <Robert.Johnston@clintonok.gov>

5 attachments (913 KB)
City of Clinton - Final Scores.pdf; City of Clinton - Range of Scores.pdf; City of Clinton 2 - Final Scores.pdf; City of Clinton 2 - Range of Scores.pdf; Route-66-Grant-Grading-Rubric.pdf;

Attached in the first document are the overall scores for your grant application.

Things that may help you with this document:

- There was a possible high score of 900.
- The Commission ranked the grants in an ordinal ranking. (This is the typical scoring mechanism used for grant scoring.)
- There were 72 total applications.

The second document is the range of Commissioners' scores. While I cannot give you each Commissioner's individual score, I can give you a range of their total scores.

- 0 to 9 is low
- 10 to 17 is mid-level
- 18 to 25 is high

I also attached the grading rubric. The rubric is what the Commissioners utilized to score each grant proposal.

Please take this feedback and apply for the fifth round of funding. Round 5 opened on **January 12, 2026, at 8:00 a.m.** and closes on **February 27, 2026, at 5:00 p.m.** Feel free to contact me if you have any additional questions or concerns.

Good luck!

https://www.okcommerce.gov/community-development/oklahoma-route-66/

Karla Jackson
Oklahoma Rt. 66 Grant Coordinator

RESOLUTION NO. 1008

AUTHORIZING THE SUBMITTAL OF THE OKLAHOMA ROUTE 66 REVITALIZATION GRANT APPLICATION TO THE OKLAHOMA ROUTE 66 COMMISSION TO TARGET HISTORIC PRESERVATION AND TOURISM BASED ECONOMIC DEVELOPMENT PROJECT(S)

WHEREAS, the City of Clinton is proud to be located on historic Route 66, which will celebrate its centennial in 2026; and

WHEREAS, the Oklahoma Route 66 Commission has offered grants intended to celebrate the "Mother Road's" centennial and to target historic preservation and tourism based economic growth opportunities in Clinton; and

WHEREAS, the Clinton Route 66 Committee, many local individuals and groups and the Clinton City Manager have conferred on many occasions regarding which eligible projects would benefit the citizens of Clinton via historic preservation and tourism based economic growth; and

WHEREAS, after due consideration and with the assistance of the OCRA Projects architectural firm, the City of Clinton has had prepared an application to enhance the City's economic development strategy, and

WHEREAS, the City of Clinton will appropriate ten (10) percent of the project(s) budgets as a local cash match from its FYE26 Capital Improvements Fund towards these project(s).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clinton to authorize the submittal of the grant application(s) for the:

"Way Finding – Signs of Renewal" and "Firehouse 66" Projects

before the September 30, 2025 grant deadline.

PASSED by the City Council this 25th day of September 2025.

David D. Berrong, Mayor

ATTEST:

Amy E. Jones, City Clerk

CITY OF CLINTON THE HUB CITY OKLAHOMA

Preliminary Bid – **Firehouse *6 6*** (Anchor)

Budget Narrative & Overview

The Fire House redevelopment is structured in three phases to align funding opportunities with project priorities, while ensuring financial efficiency and long-term sustainability. Two major advantages strengthen the project: **the building is city-owned**, securing it for civic use, and the **Oklahoma Department of Environmental Quality (DEQ) will provide asbestos and hazardous materials abatement at no cost**, reducing project risk and upfront expenses.

The total project budget across all phases is **$793,720**, exclusive of PSO incentives and Opportunity Zone participation.

Phase 1 – Visitor Center, Event Space, and Signage

Subtotal: $575,000 (before incentives)

Phase 1 establishes the Fire House as a civic anchor along Route 66. Exterior and site upgrades include a new canopy, signage, overhead glass doors, egress doors, roof repair/replacement, new windows, paving repairs, and façade cleaning. Together, these upgrades create a highly visible and welcoming public face.

Interior improvements prioritize flexibility and public impact. Polished concrete floors, visitor center build-out, and a hinged operable wall system allow the first floor to host both exhibits and community events. Accessibility upgrades, restroom improvements, and FF&E are included to meet code requirements and provide immediate usability.

MEP investments—lighting, HVAC, and power distribution—prepare the building for long-term use. **PSO rebates are expected to reduce these costs by $18,000–$25,000**, making this phase both impactful and cost-effective.

Phase 2 – Second Floor Office Space

Subtotal: $126,720 (before incentives)

The second floor will provide office space for nonprofit, civic, and administrative tenants. Work includes selective demolition, new finishes, HVAC zoning, LED lighting, electrical distribution, restroom tie-ins, and code upgrades.

An elevator and accessibility improvements will connect the upper floor to the first-floor public space, ensuring inclusivity and compliance. **PSO incentives** may offset $5,000 or more in this phase. The building's location in **Census Tract 9508 (an Opportunity Zone)** enhances its eligibility for equity investment, while the office lease potential provides long-term sustainability for the Fire House.

Phase 3 – Commercial Kitchen Upgrades

Subtotal: $92,000 (before incentives)

Phase 3 activates the pre-engineered metal building (PEMB) at the rear as a commercial kitchen. Scope includes a Type 1 hood, makeup air, grease trap, HVAC, utility tie-ins, insulation, and slab/roof adjustments.

This kitchen supports workforce development, culinary entrepreneurship, and expanded food-service programming tied to Route 66 tourism. It is also well-suited for **Opportunity Zone equity participation**, serving as a small business and community anchor.

Swing Items & Allowances

- Fire alarm and sprinkler stub: **$35,000**
- Hydraulic elevator (2-stop, incl. shaft & power): **$75,000**
- Office FF&E allowance: **$80–120/SF** (tenant or owner furnished, may be phased)

These items may be phased or triggered later depending on code requirements, tenant needs, or available funding.

Financing Overview

- **Route 66 Revitalization Grant:** Provides primary funding for Phase 1, establishing the public face of the project.
- **PSO Rebates:** Estimated **$20,000–$25,000** in direct savings.
- **Opportunity Zone Eligibility (Census Tract 9508):** Unlocks equity investment potential, particularly for Phases 2–3.
- **City Ownership:** Reduces acquisition costs, secures civic use, and demonstrates municipal commitment.
- **DEQ Free Abatement:** Removes asbestos/hazardous material costs, lowering upfront expenses.
- **Local Partnerships:** Tenant improvements, FF&E, and programming layered with contributions from nonprofit partners, civic groups, or local businesses.

Conclusion

The Fire House project is phased to deliver **immediate Route 66 visitor impact** while also creating **long-term civic and economic resilience**. Phase 1 ensures a strong public presence; Phase 2 expands nonprofit and administrative capacity; and Phase 3 fosters entrepreneurship and cultural tourism. Leveraging city ownership, free DEQ abatement, PSO incentives, and Opportunity Zone financing, the budget demonstrates both fiscal discipline and a forward-looking vision for Clinton's renewal.

Fire House 66 | *RT. 66 Grant*

Exterior & Site

New Canopy and Patio Improvements	Allowance	$ 45,000.00			Phase 1
New Signage	Allowance	$ 60,000.00			Phase 1
Overhead Glass Doors (2 @ 12'x12')		$ 25,000.00			Phase 1
New Egress Doors		$ 3,000.00			Phase 1
Roof		$ 50,000.00			Phase 1
Windows (21)		$ 33,600.00			Phase 1
Site / Paving Repairs		$ 10,000.00			Phase 1
Facade cleaning, minor tuckpointing & paint	Allowance	$ 15,000.00			Phase 1

Interior <u>First Floor</u>

Selective Demo & Abatement (allow for CMU/plaster, wood infill removal)	$5/SF	$ 14,400.00	2880		Phase 1
Interiors & Finishes (polished concrete/epoxy, patch/paint, minimal ceilings)	$15/SF	$ 43,200.00	2880		Phase 1
Visitor Center Build-Out (basic exhibits, casework, AV rough-in)	$30SF	$ 24,000.00	800		Phase 1
Code & Accessibility Upgrades (egress hardware, signage, guards)	$8-14/SF	$ 20,000.00	2880		Phase 1
Hinged operable wall system (approx. 40 LF)	Allowance	$ 35,000.00			Phase 1
FF&E (Visitor Center / Lobby - Flex / Event Space - Outdoor Seating	Allowance	$ 20,000.00			Phase 1
MEP - Lighting, Power, Low Voltage (LED high-bay + distribution)	$10/SF	$ 28,800.00	2880		Phase 1
MEP - General	Allowance	$ 50,000.00	2880		Phase 1
MEP - HVAC (RTU/splits, ductwork, controls)	$26-40/SF	$ 55,000.00	2880		Phase 1
Restroom core (1 new multi-stall + 1 refurb single): plumbing, partitions, finishes	Allowance	$ 40,000.00			Phase 1
Commercial kitchen in rear PEMB (Type 1 hood, makeup air, grease trap, MEP, minimal finishes)	Allowance	$ 65,000.00		swing item	Phase 3
PEMB upgrades for kitchen (insulation, interior liner, slab patch, curb/roof penetrations)	Allowance	$ 12,000.00		swing item	Phase 3
Site utilities & kitchen grease line tie-ins	Allowance	$ 15,000.00		swing item	Phase 3
Fire alarm system & allowances for sprinkler stub (if triggered later)	Allowance	$ 35,000.00		swing item	Phase 2
Hydraulic elevator (2-stop) incl. shaft & power, no machine room	Allowance	$ 75,000.00		swing item	Phase 2

Interior Second Floor (Office Build-Out)

Mix of private offices, small meeting rooms, restrooms, and open work area.
Support for nonprofit, civic, or administrative tenants.

Selective Demolition	$4/SF	$ 11,520.00	2880	
New Finishes:	$12/SF	$ 57,600.00	2,880	Phase 2
Flooring: LVT in offices, carpet tile in work areas, sealed concrete in storage.				
Walls: Paint or gypsum overlay on existing paneling.				
Replace ACT grid/tiles with acoustic ceiling or expose and paint deck.				
MEP Upgrades:	$15/SF	$ 43,200.00	2,880	Phase 2
New LED lighting (2x2 troffers or strips) + controls.				
Electrical distribution + low voltage for offices.				
HVAC zoning from new system (shared with 1st floor rooftop unit or split system).				
Restroom fixture refresh + plumbing tie-ins.				
Codo & Accessibility	$5/SF	$ 14,400.00	2,880	Phase 2
Upgrade egress hardware, add signage, ADA restroom clearances.				
Tie to new elevator (2-stop hydraulic).				
Furniture / Fixtures / Equipment (FF&E) | (tenant or owner furnished, may be phased)	(tenant or owner furnished, may be phased)			Phase 2
Workstations, private office desks, conference table + chairs, filing, break area.				
Allowance: $80–120/SF (tenant or owner furnished, may be phased).				

Phase 1: Visitor Center / Event Space / Signage	**$ 575,000.00**
Phase 2: Upstairs Office Space	**$ 126,720.00**
Phase 3: Commercial Kitchen Upgrades	**$ 92,000.00**
All Phases	**$ 793,720.00**