

**MINUTES OF THE CLINTON CITY COUNCIL REGULAR MEETING
MARCH 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, March 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 February 27, 2026, at 3:00 P.M.

AGENDA ITEM No. 1. CALL TO ORDER, OPENING

Mayor David Berrong called the meeting to order at 5:38 p.m. with the following present:

MAYOR: David Berrong

COUNCIL: Erin Adams, Ernie Dowdell, Arthur Lloyd, Ernesto Villanueva

COUNCIL ABSENT: None

MANAGER: Robert Johnston

CITY TREASURER: Debra Blanchard

CITY ATTORNEY: Ryan Meacham

CITY CLERK: Amy Jones

NEWS MEDIA: Gina Trent, Sean Stephens,

OTHERS: Gene McCullough, Kent and Beth DeWees, Dan Tharp, Riley Bryson, Brent Hester, Don Miller, Dan Day, Margie Anderson and others.

Sheriff Dan Day opened the meeting with prayer and Don Miller, American Legion Post No. 41, led the Pledge of Allegiance.

AGENDA ITEM NO. 2: CONSENT AGENDA

- A. Minutes from February 17, 2026, Regular Meeting,
- B. Consider Claims
- C. Acknowledgement of the Receipt of the Financial Statements dated January 31, 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: Adams, Dowdell, Lloyd, Villanueva, Berrong

Nay: None

Mayor declared the motion carried.

AGENDA ITEM 3. PUBLIC HEARING REGARDING ALLEGED DILAPIDATED STRUCTURES – 213 & 213^{1/2} Dunn (Clinton Original E/2 of 16, All of 17-18, S90'of 19-24 Blk 10 (213 ½ E Dunn) Owner Eunice Elaine Thomas

Mayor Berrong called the Public Hearing to order at 5:39 P.M to address the alleged dilapidated structure – 213 & 213^{1/2} Dunn (Clinton Original E/2 of 16, All of 17-18, S90'of 19-24 Blk 10 (213 ½ E Dunn) Owner Eunice Elaine Thomas. Code Enforcement Toby Anders presented power point presentation regarding the above stated property. Notices were sent on January 6, 2026, February 17, 2026, and published in the *Clinton Daily News* on February 20, 2026. Mr. William Thomas, grandson of Mrs. Eunice Thomas, had communicated to Code Enforcement that he had started the demolition of the structures and would like to continue to take them down but would like to request more time. Toby Anders, Code Enforcement Officer, presented current photos of the work that had been completed thus far. There was not anyone present to speak about the property. Mayor Berrong ended the Public Hearing and resumed the regular meeting at 5:42 p.m.

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

A. Condemnation of Public Nuisance (Dilapidated Structure) at 213 & 213^{1/2} Dunn (Clinton Original E/2 of 16, All of 17-18, S90'of 19-24 Blk 10 (213 ½ E Dunn) Owner Eunice Elaine Thomas.

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to table this condemnation of the alleged dilapidated structures – 213 & 213^{1/2} Dunn (Clinton Original E/2 of 16, All of 17-18, S 90'of 19-24 Blk 10 (213 ½ E Dunn) to the April 7, 2026, City Council meeting for further consideration of condemnation. That will give Mr. Thomas additional time to continue with the demolition of the alleged dilapidated structures.

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. Pay Application No. 1 - Scott Selsor Construction, LLC Construct Hangars AIP 3-40-0021-022-2025, AIG3-40-0021-023-2025, ODAА CLK -26H-FS in the amount of \$83,641.33.

City Manager Johnston presented Pay Application No. 1 - Scott Selsor Construction, LLC Construct Hangars AIP 3-40-0021-022-2025, AIG3-40-0021-023-2025, ODAA CLK -26H-FS in the amount of \$83,641.33.

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve Payment Request No. 1 in the amount of \$83,641.33

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. Pay Application No. 9 from Krapff Reynolds Construction Company Project No. S-2505 Invoice No. 26023 in the Amount of \$93,022.10 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. 9 from Krapff Reynolds Construction Company Project No. S-2505 Invoice No. 26023 in the amount for \$93,022.10 for Clinton Sewer Improvements Project Associated with ODOT Project Agreement #31842(04) I-40 Exit 65 Improvements,

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve Payment Request No. 9 in the amount of \$93,022.10

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

Aye: Adams, Dowdell, Lloyd, Villanueva, Berrong

Nay: None

Mayor declared the motion carried.

D. Amendment of Lodging Tax Ordinances

Mayor Berrong referred to City Manager Johnston for the possible amendment of Lodging Tax Ordinances discussion.

Mr. Johnston stated that Councilmember Erin Adams had requested information regarding the lodging tax ordinances, and he asked Mrs. Adams to speak regarding her questions.

Councilmember Adams stated that currently those in the community that have Airbnb and VRBO type rentals are not included from in the current lodging tax ordinances. She asked

if an election would be needed to change the definition to include the Airbnb and VRBO lodging rentals with less than 5 rooms. City Attorney Meacham reviewed the information and stated that the definitions in the ordinances could be changed without an election as it is not being proposed to change the tax rate or use of the revenue.

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to table and bring back an amendment of the Lodging Tax Ordinance to address the proposed changes at a future Council meeting.

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

Aye: Adams, Dowdell, Lloyd, Villanueva, Berrong

Nay: None

Mayor declared the motion carried.

E. Change Order No. 1 Scott Selsor Construction, LLC Construct Hangars AIP 3-40-0021-022-2025, AIG3-40-0021-023-2025, ODAA CLK -26H-FS in the amount of \$78,206.98.

City Manager Johnston presented Change Order No. 1 Scott Selsor Construction, LLC Construct Hangars AIP 3-40-0021-022-2025, AIG3-40-0021-023-2025, ODAA CLK -26H-FS in the amount of \$78,206.98. Mr. Johnston explained that as with many older properties' utility lines are discovered after construction starts and that is what has happened in this case. The grants that were received will pay 95% of the cost of the change order so the City's expenses will only be about \$4,000.

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve Change Order No. 1 Scott Selsor Construction, LLC Construct Hangars AIP 3-40-0021-022-2025, AIG3-40-0021-023-2025, ODAA CLK -26H-FS in the amount of \$78,206.98.

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

Aye: Adams, Dowdell, Lloyd, Villanueva, Berrong

Nay: None

Mayor declared the motion carried.

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. 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

City Manager Johnston reported that it budget time and staff has commenced work on the budget for approval on June 16, 2026. He reminded the Councilmembers that an upgrade/relocation of the Animal Welfare Facility is still in the budget for this year but will probably be carried over to the next budget. He has been working with an architect on the reuse of a city owned building at 110 Orient. Continually, Mr. Johnston remarked that the second grant application had been submitted by Andrew Stone for the Firehouse Project, the Route 66 Centennial Celebration is this year, and the City of Clinton has several projects that are to be completed. He introduced Marji Anderson and asked her to bring the Council up to date on the production of "Oklahoma" in the McLain Rogers Park in the Fall of 2026.

Mrs. Anderson started by thanking the Council for all the support to the Southwest Playhouse over the years and for the support of the play "Oklahoma" in McLain Rogers Park. She stated that many are working on different aspects of the production from ticket sales, marketing, and logistics of the events that will coincide with play each night. There will be a Chuck Wagon meal sponsored by the Chamber of Commerce, Concessions will be by the CHS Soccer Booster Club, and providing opportunities to non-profit organizations to help with the sales of other items as identified.

City Manager Johnston thanked Mrs. Anderson for coming and speaking to the Council.

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 6:01 P.M.

Date Approved

David Berrong, Mayor