

MINUTES OF THE CLINTON INDUSTRIAL AUTHORITY, AUGUST 18, 2009

Minutes of a regular meeting of the Chairman and Trustees of the Clinton Industrial Authority of Clinton, Oklahoma, Custer County, held in the City Council Room, City Hall on Tuesday, August 18, 2009 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 August 14, 2009.

Chairman Bryson called the meeting to order with the following present;

CHAIRMAN: Allen Bryson

TRUSTEES, Terry Wheeler, Mark Hendrickson, Bob Marcy

ABSENT: John Jordan

CITY MANAGER: Grayson Bottom

CITY CLERK: Lisa Anders

CITY TREASURER: Debra Blanchard

DEPUTY CLERK: Rhonda Williams

CITY ATTORNEY: Ryan Meacham

NEWS MEDIA: Gerald Green and Mike Smith

OTHERS: Arnold Adams, Charles Fry, David Crabtree, Mary Helen Jones, D'Lese Travis and others.

Trustee Mark Hendrickson opened the meeting with prayer and Trustee Bob Marcy led the Pledge of Allegiance.

AGENDA ITEM NO. 3: CONSENT AGENDA

A. Minutes of August 4, 2009 meeting

Moved by Trustee Marcy and seconded by Trustee Wheeler that Consent Agenda Item No. 3 (a) be approved.

Chairman put the motion to a roll call vote:

Aye: Marcy, Wheeler, Hendrickson, Bryson

Nay: None

Chairman declared the motion carried.

AGENDA ITEM NO. 4 ACTION ITEMS

4A. REJECT BIDS ON FRISCO CENTER VEHICLE

City Manager Grayson Bottom reported that in July bids had been taken on a vehicle for the Frisco Center. He said that Double K Auto had submitted the only bid. In excess of two days following the bid opening, the 2009 Chevrolet Impala has presented but had more than 15,000 miles on it rather than 10,000 miles. Bottom said at bid opening Trustee Hendrickson's motion referred the bids to staff for review to confirm specifications and award to the cheapest price. He said the 2008 vehicle was never presented. Bottom recommended rejecting the bids on both vehicles.

Trustee Hendrickson stated that the only vehicle presented did not meet specifications.

Motion was made by Trustee Hendrickson and seconded by Trustee Marcy to reject the bids received for the Frisco Center vehicle.

Chairman put the motion to a roll call vote:

Aye: Hendrickson, Marcy, Wheeler, Bryson

Nay: None

Chairman declared the motion carried.

4B. REQUEST AUTHORIZATION TO EXPEND FUNDS FOR VEHICLE FOR FRISCO CENTER

City Manager Grayson Bottom explained that previously the Council had approved a revised purchasing policy. A section of the policy addressed vehicle and equipment purchases. Bottom said it is difficult to prepare bid specifications for used vehicles. He recommended using the approved purchasing policy for purchases of used vehicles. He recommended the City Mechanic, the Department Head requesting the vehicle and the City Manager to obtain three quotes on the vehicle. He said if the purchase price is below the Manager's purchasing authority, they could make the decision to purchase it; however, if the purchase price is above the Manager's authority, it would be brought to the Council. City Manager Bottom said that equipment is not subject to the bid process.

Bottom said that Industrial Authority budget includes \$19,000 for a vehicle and the existing vehicle will be traded in on the new vehicle. He said the trade-in value of the vehicle would be applied to the \$19,000 so the purchase would be less the trade-in allowance.

Trustee Hendrickson asked if there has been a problem with purchasing used vehicles in the past.

City Manager Bottom said he had researched how other municipalities address purchasing vehicles. Bottom explained three different scenarios. Bottom requested authorization to purchase the vehicle not exceeding the budgeted amount of \$19,000 less the trade in value of the existing vehicle.

Motion was made by Trustee Marcy and seconded by Trustee Wheeler to authorize the purchase of a vehicle for the Frisco Center not exceeding \$19,000 less the trade-in value of the existing vehicle.

Chairman put the motion to a roll call vote:

Aye: Marcy, Wheeler, Hendrickson, Bryson

Nay: None

Chairman declared the motion carried.

4C. REQUEST AUTHORIZATION TO GO TO BID FOR AGRICULTURE LEASE

City Manager Grayson Bottom said the Industrial Authority owns 110 acres east of the Clinton Cemetery. Originally the plan was to use dirt from that site for construction of a south access road. He said it appears that will not be necessary in the near future. He said it would be beneficial to seek a lessee for the property. He said the property is zoned agriculture.

Trustee Wheeler asked about the term of the lease.

City Manager Bottom said the typical agricultural lease is three years.

Assistant City Attorney Ryan Meacham said the lease would include a provision to take dirt or reduce the lease.

Motion was made by Trustee Hendrickson and seconded by Trustee Wheeler to go to bid for an agricultural lease on the 110 acres of property east of the Clinton Cemetery.

Chairman put the motion to a roll call vote:

Aye: Hendrickson, Wheeler, Marcy, Bryson
Nay: None

Chairman declared the motion carried.

4D. CONSIDER AND DISCUSS THE PURCHASE, SALE OR APPRAISAL OF REAL PROPERTY INCLUDING AN EXECUTIVE SESSION AUTHORIZED BY 25 O.S. ss 307 B(3)

Motion was made by Trustee Hendrickson and seconded by Trustee Marcy to go into executive session to discuss the purchase, sale or appraisal of real property.

Chairman put the motion to a roll call vote:

Aye: Hendrickson, Marcy, Wheeler, Bryson
Nay: None

Chairman declared the meeting in executive session at 5:48 p.m.

RECONVENE

Motion was made by Trustee Marcy and seconded by Trustee Wheeler to go into regular session.

Chairman put the motion to a roll call vote:

Aye: Marcy, Wheeler, Hendrickson, Bryson
Nay: None

Chairman declared the meeting in regular session at 5:55 P.M.

Motion was made by Trustee Hendrickson and seconded by Trustee Wheeler to sell to Mike Garrison and Neal Jones part of Lot 2 and all of Lots 3 and 4, Block 8 of Clinton Original Townsite and Part of Lot 23 and all of Lots 21 and 22 of Block 8 of Original Townsite which is commercial property for development for Fiddler Creek Investments, LLC. at a price of \$2,000 for each location with a total of \$4,000.00.

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Chairman put the motion to a roll call vote:

Aye: Hendrickson, Wheeler, Marcy, Bryson

Nay: None

Chairman declared the motion carried.

Chairman Bryson said the sale of the property would be with the same stipulations as other property sales that the structure would be required to be 60% masonry exterior and have an occupancy certificate issued within one year of the closing of the sale.

AGENDA ITEM NO .5: CITY MANAGER'S REPORT

None

AGENDA ITEM NO. 6: AUDIENCE PARTICIPATION

None

AGENDA ITEM NO. 7: ADJOURNMENT

Moved by Trustee Marcy and seconded by Trustee Hendrickson that the meeting adjourn.

Chairman put the motion to a roll call vote

Aye: Marcy, Hendrickson, Wheeler, Bryson

Nay: None

Chairman declared the meeting adjourned at 6:00 pm.