

**MINUTES OF THE CLINTON CITY COUNCIL
APRIL 19, 2011**

Minutes of the regular meeting of the Mayor and City Council of the City of Clinton, Oklahoma, Custer County, held in the City Council Room, City Hall on Tuesday, April 19, 2011 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 April 15, 2011.

Mayor Allen Bryson called the meeting to order with the following present;

MAYOR: Allen Bryson

COUNCIL: Steve Jones, Don Rodolph, Bob Marcy, Phyllis Smith

CITY MANAGER: Steve Hewitt

CITY CLERK: Lisa Anders

CITY TREASURER: Debra Blanchard

DEPUTY CITY CLERK: Absent

CITY ATTORNEY: Ryan Meacham

NEWS MEDIA: Gerald Green and Mike Smith

OTHERS: Arnold Adams, Mary Helen Jones, Rusty Whisenhunt, David Crabtree, Alan Burgtorf, Sherry Boyles, Wade Anders, Shawn Driver, Curtis Malloy, Troy Calvert and others.

Terrill Mitchell of the First Baptist Church opened the meeting with prayer and Councilman Bob Marcy led the Pledge of Allegiance.

AGENDA ITEM NO. 4: CONSENT AGENDA:

- A. Minutes of Regular Meeting of April 5, 2011
And Special Meeting of April 12, 2011

Moved by Councilman Jones and seconded by Councilwoman Smith, that Consent Agenda Item No. 3 (a) be approved.

Mayor put the motion to a roll call vote:

Aye: Jones, Smith, Marcy, Rodolph, Bryson

Nay: None

Mayor declared the motion carried.

AGENDA ITEM NO. 4 ACTION ITEMS

4A. CONSIDER RENEWAL OF CONTRACT FOR COMMUNITY INTERVENTION CENTER

City Manager Steve Hewitt explained that this contract is with the State of Oklahoma and is a great program for Youth Services. He said there are no changes in the new contract.

Motion was made by Councilman Jones and seconded by Councilwoman Smith to approve the renewal of the contract for Community Intervention Center.

Mayor put the motion to a roll call vote:

Aye: Jones, Smith, Rodolph, Marcy, Bryson

Nay: None

Mayor declared the motion carried.

4B. CONSIDER PROCLAMATION DECLARING APRIL AS FAIR HOUSING MONTH

City Manager Steve Hewitt explained that the proclamation is an annual item that many communities document each year.

Motion was made by Councilwoman Smith and seconded by Councilman Rodolph to approve the proclamation declaring April as Fair Housing Month in Clinton, Oklahoma.

Mayor put the motion to a roll call vote:

Aye: Smith, Rodolph, Jones, Marcy, Bryson

Nay: None

Mayor declared the motion carried.

4C. REQUEST AUTHORIZATION TO NEGOTIATE PUBLIC IMPROVEMENT CONTRACTS FOR EXPANSION FOR WHEATLAND HOUSING ADDITION

City Manager Steve Hewitt introduced Shawn Driver with the White Design Group who presented plans for an expansion to the Wheatland Housing Addition. He said he needed feedback on such a project and he thought this would give the City a good step forward on addressing housing needs.

Shawn Driver said his company is based in Oklahoma City but been involved with Ace Lumber Company and their remodel of facilities at Weatherford. He said that in reviewing the plat for the proposed site, they found the original plat was not usable so the plat has been vacated. He said the proposal includes twenty-seven lots with a loop road and possible some development on Hayes Avenue. He said his company is looking for willingness from the City to partner on the public improvements. He said the proposed lots would fill a need for the above average homes at 2,000 square feet.

Driver said the next step in the project would have a substantial cost and they needed to know what interest the City would have and if the City would be a partner in the project. He said items to be discussed would be paving of streets, curb and guttering. He said a lot of improvements are already in place.

Councilman Rodolph asked if the existing curbs would remain.

Driver said the loop drive is not in place and depending on the lot locations, some existing curbs could remain. He said originally the property was platted for a shopping center.

Councilman Rodolph said the City would need to know estimated cost of the project and ways the City would recover the investment before being able to agree to be a partner for the project.

Mayor Bryson said the cost of the project would have to be negotiated but noted that the information provided states \$201,000 for streets and \$30,000 for water/ sewer improvements.

City Manager Steve Hewitt said the City needs a payback and there are various ways for payback and the time frame for payback needs to be reviewed.

Mr. Driver said there is some commercial interest in the property on Hayes but the residential makes more sense.

Councilman Marcy said one advantage to the location is that some infrastructure is already in place.

Mr. Driver said the amount of investment requirement has not been determined and lot prices have not been established until the involvement of the City has been confirmed.

City Manager Steve Hewitt recommended staff negotiating with Mr. Driver and discussing the City's interest and involvement. He said initial cost estimates and payback time frame can be reviewed.

Curtis Malloy suggested having an appraisal performed on the property to get a general idea of the value of the property.

Mayor Bryson said an appraisal now would be different from an evaluation after improvements are made. He said he wasn't sure that an appraisal would be of any benefit at this point.

Sherry Boyles asked about the base figure on this plat and about the density.

Mr. Driver said 12,000 to 13,000 and the lots would be larger than lots on South 25th Street.

Motion was made by Councilwoman Smith and seconded by Councilman Marcy to authorize the City Manager and staff to negotiate a development agreement and research more details of a partnership on the Wheatland Housing Addition.

Mayor put the motion to a roll call vote:

Aye: Smith, Marcy, Rodolph, Jones, Bryson

Nay: None

Mayor declared the motion carried.

4D. CONSIDER AGREEMENT FOR SUB-GRANT OF EMERGENCY MANAGEMENT PERFORMANCE GRANT PROGRAM FUNDS

City Manager Steve Hewitt explained that in order to qualify for grant funding for the Emergency Management Department, an agreement has to be approved with the State of Oklahoma.

Emergency Management Director/Fire Chief Wade Anders said this agreement has no changes from the previous agreement but it must be considered yearly for renewal.

Motion was made by Councilman Rodolph and seconded by Councilman Jones to approve the Sub-grant of Emergency Management Performance Grant Program Funds.

Mayor put the motion to a roll call vote:

Aye: Rodolph, Jones, Marcy, Smith, Bryson

Nay: None

Mayor declared the motion carried.

5. CITY MANAGER'S REPORT

City Manager Steve Hewitt said assessments of damage to City facilities are being conducted. He reported that a scoreboard at Acme Brick Park has been destroyed during the wind storm last Friday.

City Manager Steve Hewitt introduced Rusty Whisenhurst, representative of Severn Trent to report on the water situation at the Clinton Water Treatment Plant.

Mr. Whisenhurst reported on the electrical issues causing a motor gear to burn and the Foss Treatment Plant and Clinton Treatment Plant going off line. He explained the reasons for the taste and odor issues with the water. He reported that the water is safe to drink and that a boil order was never required. The test taken of the water on Monday has been sent for evaluation and results should be back in seven to ten days. He said the lake level is down by seven feet and there is a serious sediment situation.

Public Works Director Arnold Adams said water tanks in town are kept at a level of twenty feet from the top.

Mayor Allen Bryson reported the Ward Two meeting had been a success and that Ward Three would be meeting on April 28th and Ward One would meet on May 10th. He reported that a City Wide meeting would be held on June 9th.

6. AUDIENCE PARTICIPATION

Troy Calvert asked when we could expect the taste and smell of the water to improve.

City Manger Hewitt said after the test results are received and Foss returns operations the water situation will improve.

Curtis Malloy suggested notifying citizens that the tax is not a new tax but an extension of a tax with just went off in March.

Mayor Bryson said information will be provided to inform citizens of this matter.

AGENDA ITEM NO. 7: ADJOURNMENT

Moved by Councilman Marcy and seconded by Councilwoman Smith to adjourn the meeting.

Mayor put the motion to a roll call vote:

Aye: Marcy, Smith, Rodolph, Jones, Bryson

Nay: None

Mayor declared the meeting adjourned at 6:20 P.M.