

**MINUTES OF THE CLINTON CITY COUNCIL REGULAR MEETING  
AUGUST 16, 2022**

Minutes of the 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, August 16, 2022, 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 12, 2022, at 10:00 A.M.

Mayor David Berrong called the meeting to order at 6:22 p.m.

**MAYOR:** David Berrong

**COUNCELMAN:** Patch McComas, Ernie Dowdell, Arthur Lloyd, Ernesto Villanueva

**MANAGER:** Robert Johnston

**CITY TREASURER:** Debra Blanchard

**CITY ATTORNEY:** Ryan Meacham

**CITY CLERK:** Amy Jones

**NEWS MEDIA:** Nydia Campbell, Mike Smith

**OTHERS:** Gene McCullough, Joshua McGuire, Lana Johnston, Danny Tharp, Don Miller, Tracy Heerwald, Julie Caldwell, Don Miller, Dan Day, Paul Rinkel, Brett Russell, Craig Tucker, and others.

Dan Day opened the meeting with prayer and Don Miller, Post Commander, American Legion Post 41 led the Pledge of Allegiance

**AGENDA ITEM NO. 2: CONSENT AGENDA**

A. Minutes of the August 2, 2022, Regular Meeting

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

Mayor put the motion to a roll call vote:

Aye: Dowdell, McComas, Lloyd, Villanueva, Berrong

Nay: None

Mayor declared the motion carried.

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

**A. Public Hearing(s) Pertaining to Alleged Dilapidated Structures to be considered for abatement by demolition:**

Mayor Berrong called the Public Hearing(s) to order pertaining to the alleged dilapidated structures to be considered for abatement by demolition of listed buildings/property list

above. City Code Enforcement Officer Toby Anders presented information regarding each of the properties.

**i. 104 East Terrace – Owner James A. Phillips**

Anders reported that the owner of the property lives in California. The property owner was sent a violation notice in regard to the condition of the property and the owner failed to appear at the abatement hearing on May 31, 2022 or make any contact with Code Enforcement. Police Chief Rinkel also stated that the police department receives multiple calls on this property. Anders stated that the house is unfit for human occupancy due to the amount of dilapidation from the lack of maintenance; is unsecure which poses other nuisance such as person doing unlawful acts or the attractive nuisance to children in the neighborhood. In addition to high fire hazard in the neighborhood.

The motion was made by Councilman Dowdell and seconded by Councilman McComas to condemn the property at 104 East Terrace – Owner James A. Phillips and move forward with abatement by demolition procedures.

Mayor put the motion to a roll call vote:

Aye: Dowdell, McComas, Lloyd, Villanueva, Berrong

Nay: None

Mayor declared the motion carried.

**ii. 504 Dunn – Gissela C. Argueta Cortez**

Anders reported that the owner responded by an email to him around 6:57 pm August 15, 2022, regarding the property. The owner is requesting 90 days to make improvements and secure the property. The property owner was sent a violation notice on February 28, 2022 regarding the condition of the property and the owner failed to appear at the abatement hearing, which was held on May 31, 2022, or make any contact with Code Enforcement. The Owner did contact City Hall and was advised to secure or remove the two structures located on the property. Anders states that the house is unfit for human occupancy due to the amount of dilapidation from the lack of maintenance; is unsecure which poses other nuisance such as person doing unlawful acts or the attractive nuisance to children in the neighborhood. In addition to high fire hazard in the neighborhood.

The motion was made by Councilman Dowdell and seconded by Councilman McComas to condemn the property at 504 Dunn – Owner Gissela C. Argueta Cortez and move forward with abatement by demolition procedures.

Mayor put the motion to a roll call vote:

Aye: Dowdell, McComas, Lloyd, Villanueva, Berrong

Nay: None

Mayor declared the motion carried.

**iii. 516 N. 15<sup>th</sup> – Hipolito Chavez**

Anders reported that the owner was sent notice on March 8, 2022 and has not made contact or any improvement to property. The property owner was sent a violation notice regarding the condition of the property and the owner failed to appear at the abatement hearing, which was held on May 31, 2022, or make any contact with Code Enforcement. The owner's brother was present at the hearing and ask what had to done with the property. Anders stated that the owner has 30 days to make needed improvements or to abate the property by demolition or the property will be demolished by the City and the property owner will be billed for the costs associated with the demolition. Anders stated that the house is unfit for human occupancy due to the amount of dilapidation from the lack of maintenance; is unsecure which poses other nuisance such as person doing unlawful acts or the attractive nuisance to children in the neighborhood. In addition to high fire hazard in the neighborhood.

The motion was made by Councilman Dowdell and seconded by Councilman McComas to condemn the property at 516 N. 15<sup>th</sup> – Owner Hipolito Chavez and move forward with abatement by demolition procedures.

**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 reported on progress of the Glancy Motel. He is anticipating that Crystal Creek will begin asbestos abatement before the end of August. Johnston also referred to the "near final drawing" of the McClain Rogers Park to identify improvements for universal access and correction to drainage issues in the orchestra pit. A final drawing will be provided in the next couple of weeks. These improvements will benefit the grant that the City is working on for the concert series in the park.

**AGENDA ITEM NO. 7: AUDIENCE PARTICIPATION (According to Audience participation Decorum Guidelines at Clinton City Council Public Meeting s effective:2/14/2017)**

None

**AGENDA ITEM NO. 8: ADJOURNMENT**

Moved by Councilman McComas and seconded by Councilman Dowdell to adjourn the meeting.

Mayor put the motion to a roll call vote:

Aye: Dowdell, McComas, Lloyd, Villanueva, Berrong

Nay: None

Mayor declared the meeting adjourned at 6:45 P.M.

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Date Approved

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David D. Berrong, Mayor