

**MINUTES OF THE CLINTON CITY COUNCIL MEETING
OCTOBER 1, 2024**

Minutes of the regular 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, October 1, 2024, 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 September 27, 2024, at 4:00 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: Ernie Dowdell, Ernesto Villanueva, Arthur Lloyd

COUNCIL ABSENT: Stormie Hill

MANAGER: Robert Johnston

CITY TREASURER: Debra Blanchard

CITY ATTORNEY: Ryan Meacham

CITY CLERK: Amy Jones

NEWS MEDIA: Mark Lantz, Hope King, Sean Stephens

OTHERS: Gene McCullough, Shauna Hacker, Luis De La Torre, Danny Tharp, Toby Anders, Judy Stehr, Shane Vice, Talitha Adler, Dan Day, Tracy Yoder, and others.

Dan Day, Custer County Sheriff opened the meeting with prayer and Mayor Berrong led the Pledge of Allegiance.

AGENDA ITEM NO. 2: CONSENT AGENDA

- A. Minutes of the September 17, 2024, .
- B. Consider Claims
- C. Acknowledge Receipt of the Financial Statement for the Month Ending August 31, 2024.
- D. Viva La Raza: Hispanic Festival Parade and Street Closure October 12, 2024
- E. Day of Dead Festival Parade and Street Closure November 2, 2024

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: Dowdell, Lloyd, Villanueva, Berrong

Nay: None

Mayor declared the motion carried.

AGENDA ITEMS 3. PUBLIC HEARING REGARDING ALLEGED DILAPIDATED STRUCTURES 201 E. TERRACE AND 509 N 15TH STREET.

Mayor Berrong called the Public Hearing to order at 5:38 P.M. regarding the alleged dilapidated structures at 201 E Terrace and 509 N. 15th Street. The properties presented by Code Enforcement Toby Anders were 201 E. Terrace that is owned by Mustafa Sami. The other property at 509 N. 15th is owned by Roy Allison.

Anders presented commentary and photos regarding the structures. The property at 201 E. Terrace has been in a state of disrepair for a number of years and over those years the City of Clinton has sent Mr. Sami numerous violation notices regarding the condition of the structure. Mr. Sarni would purchase roofing permits for the structure once he would receive notice or following a hearing on the condition of the structure. As you see in the photos provided, no corrective action has yet happened. This property has not had active water service since 4/95. Notice of hearing was sent by certified mail and posted on the property on 9/19/24. It published in the Clinton Daily newspaper on 9/19/24 as well.

Anders continued by reporting that the property located at 509 N. 15th has slowly deteriorated over the years. Mr. Allison was sent a violation 4/2/24 on the condition of the structure. Mr. Allison did contact my office once he received the notice and at the time he did not have the funds to demolish the structure. I did give Mr. Allison time to try to find funding for demolition and on 8/14/24 the City of Clinton held an abatement hearing to discuss further action that need to take place with the house. He did not appear at that hearing.

Notice of hearing was sent by certified mail and posted on the property on 9/19/24. It published in the Clinton Daily newspaper on 9/19/24 as well.

Mayor declared the Public Hearing closed.

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

A. Condemnation and Order of Abatement of the Property at 201 E. Terrace – Mustafi Sami, Owner.

The information that was presented in the Public Hearing was reviewed and considered by the Councilmembers regarding the possible Condemnation and Order of Abatement of the Property at 201 E Terrace – Mustafi Sami, Owner

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve the Condemnation and Order of Abatement of the Property at 201 E. Terrace – Mustafi Sami, Owner.

Mayor David Berrong put the motion to a roll call vote

Aye: Dowdell, Lloyd, Villanueva, Berrong

Nay: None

Mayor declared the motion carried.

B. Condemnation and Order of Abatement of the Property at 509 N. 15th – Roy Allison, Owner.

The information that was presented in the Public Hearing was reviewed and considered by the Councilmembers regarding the Condemnation and Order of Abatement of the Property at 509 N. 15th – Roy Allison, Owner

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve the Condemnation and Order of Abatement of the Property at 509 N. 15th – Roy Allison, Owner.

Mayor David Berrong put the motion to a roll call vote

Aye: Dowdell, Lloyd, Villanueva, Berrong

Nay: None

Mayor declared the motion carried.

C. Recommendation from Planning and Zoning Board to Approve the request by Judith Stehr/Health Box for “Use Permitted on Review” for Doctor’s Office on the Vacant Lot on the Northwest Corner of S. 4th (US HWY 183) and W Court.

City Manager Johnston presented the recommendation from the Planning and Zoning Board to approve the request by Judith Stehr/Health Box for a “Use Permitted on Review”. The application and site plans had been previously made available to the Council for review. A couple of neighboring property owners appeared at the public hearing conducted on 9/10/24; their questions about parking questions were apparently answered to their satisfaction. Clinton Regional Hospital CEO Len Lacefield also participated in the 9/10/24 public hearing; his questions were also apparently answered satisfactorily.

Judith Stehr spoke to the Council regarding her request. Discussion then focused on the type of structure that was planned to be built on the property and the healthcare services that would be offered. Councilmember Dowdell asked more detailed questions regarding

the type of building that will be placed on the property. Mr. Anders stated that the building will be on a concrete slab.

Motion was made by Councilmember Dowdell and seconded by Councilmember Lloyd to approve the request by Judith Stehr/Health Box for "Use Permitted on Review" for Doctor's Office on the Vacant Lot on the Northwest Corner of S. 4th (US HWY 183) and W Court.

Mayor David Berrong put the motion to a roll call vote

Aye: 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 stated that he is still looking into the construction of a new Animal Welfare Shelter facility at a better location than the former landfill southeast of town. More information will be forthcoming as it become available, including updates on fund raising activities by the supporters of a new facility.

Information only.

AGENDA ITEM NO. 8: AUDIENCE PARTICIPATION (According to Audience participation Decorum Guidelines at Clinton City Council Public Meetings effective:2/14/2017)

None

AGENDA ITEM NO. 9: ADJOURNMENT

Moved by Councilmember Dowdell seconded by Councilmember Villanueva to adjourn the meeting.

Mayor put the motion to a roll call vote:

Aye: Dowdell, Lloyd, Villanueva, Berrong

Nay: None

Mayor declared the meeting adjourned at 6:04 P.M.

Date Approved

David Berrong, Mayor