

**MINUTES OF THE CLINTON CITY COUNCIL REGULAR MEETING  
NOVEMBER 5, 2024**

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, November 5, 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 November 1, 2024, at 4:00 P.M.

**AGENDA ITEM No. 1. CALL TO ORDER, OPENING**

Mayor David Berrong called the meeting to order at 5:51 p.m. with the following present:

**MAYOR:** David Berrong

**COUNCIL:** Stormie Hill, Ernie Dowdell, Arthur Lloyd, Ernesto Villanueva

**COUNCIL ABSENT:** absent

**MANAGER:** Robert Johnston

**CITY TREASURER:** Debra Blanchard

**CITY ATTORNEY:** Ryan Meacham

**CITY CLERK:** Amy Jones

**NEWS MEDIA:** Gena Trent, Hope King, Sean Stephens

**OTHERS:** Gene McCullough, Shauna Hacker, Kent Dewes, Beth Dewees, Danny Tharp, Jeff Johnson, Cheryl McCullers and others.

Jeff Johnson, Pastor First Christian Church opened the meeting with prayer and Doug Greer, Service Officer, American Legion Post 41 led the Pledge of Allegiance.

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

- A. Minutes of the October 15, 2024, Regular Meeting
- B. Consider Claims
- C. Acknowledgment of the Receipt of the Financial Statement from September 30, 2024.

Motion was made by Councilmember Dowdell and seconded by Councilmember Hill that the Consent Agenda Items be approved.

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

Aye: Dowdell, Hill, Lloyd, Hill, Berrong

Nay: None

Mayor declared the motion carried.

**AGENDA ITEMS 3. PUBLIC HEARING REGARDING ALLEGED DILAPIDATED STRUCTURES AT**

**i. 519 N. 4<sup>th</sup> owned by Ed Flores c/o Flores Poa**

Code Enforcement Toby Anders presented the information regarding 519 N. 4<sup>th</sup> Street and owned by Ed Flores c/o Flores Poa has deteriorated over the years. Mr. Flores was sent a violation 4/2/24 on the condition of the structure. This property has not had active water service since April 1998. Due to the lack of maintenance and repair this property creates a public nuisance. Notice of hearing was sent by certified mail and posted on 9/19/24. It was also published in the Clinton Daily News. Photos and information was presented by Mr. Anders.

**ii. 2300 W. Modelle, which is owned by 2316 WM, LLC**

Code Enforcement Toby Anders presented the information regarding 2300 W. Modell, which is owned by 2316 WM, LLC. The property has been in disrepair for several years. Multiple violation notices regarding the condition of the structure. Abatement hearing was held on May 10, 2024, to address the condition of the structure. Notice of hearing was sent on October 22, 2024, and published in the newspaper on October 24, 2024. Photos and information was presented to the Council for review by Mr. Anders.

Mayor Berrong asked if anyone was present to represent either of the properties regarding the hearing. No one in audience spoke to the properties present. Public Hearing was closed and regular meeting convened.

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

**A. Condemnation and Order of Abatement of the Property at 519 N. 4<sup>th</sup>**

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve the Condemnation and Order of Abatement of the Property at 519 N. 4<sup>th</sup>.

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

Aye: Dowdell, Hill, Lloyd, Hill, Berrong  
Nay: None

Mayor declared the motion carried.

**B. Condemnation and Order of Abatement of the Property at 2300 W. Modelle**

Motion was made by Councilmember Dowdell and seconded by Councilmember Villanueva to approve the Condemnation and Order of Abatement of the Property at 2300 W. Modelle.

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

Aye: Dowdell, Hill, Lloyd, Hill, Berrong

Nay: None

Mayor declared the motion carried.

### **C. Summary Abatement of the Property at 1011 Avant**

This item will be brought back to the Council with and additional property at a future meeting.

### **D. Request for Executive Session, Pursuant to Section 307 (B) 1 of the OK Open Meeting Act for the Purpose of Discussing the "Mutually Agreed Upon Process, Form, Criteria and Format" for the Performance Evaluation of the City Manager Robert B. Johnston.**

Motion as made by Councilmember Dowdell and seconded by Councilmember Villanueva to request Executive Session, Pursuant to Section 307 (B) 1 of the OK Open Meeting Act for the Purpose of Discussing the "Mutually Agreed Upon Process, Form, Criteria and Format" for the Performance Evaluation of the City Manager Robert B. Johnston and invite in City Attorney Meacham and City Manager Johnston at 6:07 p.m.

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

Aye: Dowdell, Hill, Lloyd, Hill, Berrong

Nay: None

Mayor declared the motion carried.

### **E. Reconvene from Executive Session.**

**Motion was made to reconvene from executive session at 7:05 p.m.**

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

Aye: Dowdell, Hill, Lloyd, Hill, Berrong

Nay: None

Mayor declared the motion carried.

F. Any Action(s) Arising Out of the Executive Session.

Mayor Berrong gave a report of no action.

**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**

None

**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 Hill to adjourn the meeting.

Mayor put the motion to a roll call vote:

Aye: Dowdell, Hill, Lloyd, Berrong

Nay: None

Mayor declared the meeting adjourned at 7:06 P.M.

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Date Approved

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David Berrong, Mayor

**MINUTES OF THE CLINTON CITY COUNCIL SPECIAL MEETING  
NOVEMBER 7, 2024**

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, November 7, 2024, at 6:30 p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on November 5, 2024, at 5:00 P.M.

**AGENDA ITEM No. 1. CALL TO ORDER, OPENING**

Mayor David Berrong called the meeting to order at 6:39 p.m. with the following present:

**MAYOR:** David Berrong

**COUNCIL:** Stormie Hill, Ernie Dowdell, Arthur Lloyd, Ernesto Villanueva

**COUNCIL ABSENT:** absent

**MANAGER:** Robert Johnston

**CITY TREASURER:** Debra Blanchard

**CITY ATTORNEY:** Ryan Meacham

**CITY CLERK:** Amy Jones

**NEWS MEDIA:** Mike Smith, Hope King, Sean Stephens

**OTHERS:** Gene McCullough, Shauna Hacker, Ben Campbell, Chris Hickerson, Davina Perez, Lacey Lacefield, Brenda Jennings, Janice Merrill, Chasity Richardson, Joshua McGuire, Mark Stapleton, Tyler Bridges, Kelly Cornell, Chris Jones, Ken Baker, Anita Fransen, Debbie Mendez, Bobby Stewart, Mark Switzer, Billy Gerstenkorn, D. J. Woodall, Bobby Winans, Joe Williams, Talitha Adler, Rod Serfoss, Mark Nicholson, Greg Adams, David Barnett, Brendan Price, Corey Lively, Jeff Jackson, and others.

**AGENDA ITEMS 2. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION(S)  
REGARDING:**

**A. Letter of Intent dated November 6, 2024, from Rural Hospital Solutions, Inc.**

The Letter of Intent dated November 6, 2024, from Rural Hospital Solutions, Inc was presented the Council for review. This non-binding agreement for the management and potential purchase of the Clinton Regional Hospital has been recommended for approval by the Clinton Hospital Authority. The LOI outlines the preliminary terms under which Rural Hospital Solutions, Inc. (RHS), proposes to acquire the Hospital's real estate, plant, property, equipment, and receivables subject to satisfactory completion of due diligence and finalizing a definitive purchase agreement.

Discussion ensued regarding the potential role of RHS with CRH moving forward beginning on November 11, 2024. The Councilmembers voiced their concerns regarding the short timing, lack of details and notification of the LOI from RHS. Clinton Hospital Authority Chairman Ken Baker stated that this is an avenue to reduce the stress regarding accounts payable, payroll, increase cash flow, and the ability to look at capital needs

without suspending the services of the hospital. Approving the LOI authorizes RHS to start their due diligence to confirm their interest in acquiring CRH. An agreement with many more details will have to be mutually ratified before a sale occurs, if the voters authorize the sale. CRH Chief Executive Officer, Len Lacefield stated that by moving forward with this management group the hospital will not need to ask the City of Clinton for additional operational funding.

City Attorney Meacham noted that the proposed sale of the hospital will have to go to the vote of the people. To meet state election requirements the election proclamation and resolution will need to be submitted to the Election Board no later than November 14, 2024, for the first available election date in January 2025.

Motion was made by Councilmember Dowdell and seconded by Councilmember Lloyd to approve the Letter of Intent dated November 6, 2024, from Rural Hospital Solutions, Inc.

Chairman put the motion to a roll call vote:

Aye: Dowdell, Lloyd, Berrong

Nay: Hill, Villanueva

Chairman declared the motion carried 3 – 2

**B. Ordinance No. 1032 authorizing the sale of the real property, personal property, equipment, and receivables of the Clinton Regional Hospital, to Rural Hospital Solutions, Inc; Providing for the investment and use of the funds; and providing for this ordinance to be referred to a vote of the electors of the City; provision for reversion of all assets, real and personal, including licenses to the city of Clinton and Clinton hospital authority in the event that buyer ceases to operate as a hospital.**

Motion was made Council Member Dowdell and seconded by Councilmember Lloyd to approve Ordinance No. 1032 authorizing the sale of the real property, personal property, equipment, and receivables of the Clinton Regional Hospital, to Rural Hospital Solutions, Inc; Providing for the investment and use of the funds; and providing for this ordinance to be referred to a vote of the electors of the City; provision for reversion of all assets, real and personal, including licenses to the city of Clinton and Clinton hospital authority in the event that buyer ceases to operate as a hospital.

Chairman put the motion to a roll call vote:

Aye: Dowdell, Lloyd, Berrong, Villanueva

Nay: Hill,

Chairman declared the motion carried 4 - 1.

**C. Resolution No. 992 Authorizing the calling and Holding of a Special Election in the City of Clinton, County of Custer, State of Oklahoma, on Tuesday, January 14, 2025, for the purpose of submitting to the qualified electors of the City of Clinton, Oklahoma the question of their approval or rejection of Ordinance number 1032, relating to the sale of the Clinton Regional Hospital buildings and facilities, personal property, equipment, and receivables; and providing for the investment and use of said funds; provision for reversion of all assets, real and personal, including licenses to the city of Clinton and Clinton hospital authority in the event that buyer ceases to operate as a hospital.**

Motion was made Council Member Dowdell and Seconded by Councilmember Lloyd to approve the Resolution No. 992 Authorizing the calling and Holding of a Special Election in the City of Clinton, County of Custer, State of Oklahoma, on Tuesday, January 14, 2025, for the purpose of submitting to the qualified electors of the City of Clinton, Oklahoma the question of their approval or rejection of Ordinance number 1032, relating to the sale of the Clinton Regional Hospital buildings and facilities, personal property, equipment, and receivables; and providing for the investment and use of said funds; provision for reversion of all assets, real and personal, including licenses to the City of Clinton and Clinton Hospital Authority in the event that buyer ceases to operate as a hospital.

Chairman put the motion to a roll call vote:

Aye: Dowdell, Lloyd, Berrong, Villanueva  
Nay: Hill,

Chairman declared the motion carried 4 - 1.

**D. An Election Proclamation for the approval or rejection of Ordinance No. 1032.**

Motion was made Council Member Dowdell and Seconded by Councilmember Lloyd to approve the An Election Proclamation for the approval or rejection of Ordinance No. 1032.

Chairman put the motion to a roll call vote:

Aye: Dowdell, Lloyd, Berrong, Villanueva  
Nay: Hill,

Chairman declared the motion carried 4 - 1.

**AGENDA ITEM NO. 3 NEW BUSINESS (If any, pursuant to Section 311.9 of the Oklahoma Open Meeting Act.):**

None

**AGENDA ITEM NO. 4: COUNCIL COMMENTS**

None

**AGENDA ITEM NO. 5: CITY MANAGER'S COMMENTS**

None

**AGENDA ITEM NO. 6: 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 Hill to adjourn the meeting.

Mayor put the motion to a roll call vote:

Aye: Dowdell, Hill, Lloyd, Berrong, Villanueva

Nay: None

Mayor declared the meeting adjourned at 7:38 P.M.

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Date Approved

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David Berrong, Mayor