

**NOTICE OF SPECIAL JOINT MEETING AND AGENDA  
OF THE BOARD OF TRUSTEES OF THE  
CUSHING HOSPITAL AUTHORITY and the  
CUSHING INDUSTRIAL AUTHORITY  
TUESDAY FEBRUARY 20, 2024  
7:00 PM CUSHING CITY HALL  
100 JUDY ADAMS BLVD.**

THE BOARD MAY DISCUSS, CONSIDER, AND VOTE ON ANY ITEM LISTED ON AGENDA IN ANY ORDER.

**1. Call to Order**

- a. Roll Call
- b. Declaration of Quorum

**2. Consent Agenda**

- a. Approve CIA claims totaling: \$10,211.49
- b. Approve CHA claims totaling: \$300.00
- c. Approve minutes: January 16, 2024 (Special joint meeting of Cushing Hospital and the Cushing Industrial Authority)

**3. Resolutions**

- a. **CUSHING HOSPITAL AUTHORITY RESOLUTION NO. 01-2024:** A resolution declaring the West 40 feet of Lot 3 and the East Half of Lot 4, Block 2, Foster's Addition to the City of Cushing, Payne County, Oklahoma according to the recorded plat thereof (937 East Cherry) as surplus, and to authorize the City Manager to negotiate the price for the sale of such property and, further, to authorize the Chairman of the Board of Trustees to sign the deed and other related documents relating to the sale of the property.

**4. Executive Session**


- a. Executive Session pursuant to 25 O.S. §307(B)(3) to discuss the purchase or appraisal of real property.
- b. Executive Session pursuant to 25 O.S. §307(C)(11) to discuss matters pertaining to economic development, including financial assistance to entice a business for community economic benefit. Presentation by Economic Development Director Bruce Johnson

**5. Adjournment**

Filed in the office of City Clerk and posted on the main lobby entrance door of City Hall at 2:20 PM on February 15, 2024.



Terry Brannon, City Manager



Jerrica Worthy, City Clerk

# JANUARY 2024 CLAIMS

CUSHING INDUSTRIAL AUTHORITY

\*\* CLAIMS \*\*

OPERATING FUND (475)	\$10,211.49
	<hr/>
TOTAL	\$10,211.49

PACKET: 22442 CIA 01/2024  
 VENDOR SET: 01  
 FUND : 475 CUSHING INDUSTRIAL AUTH.  
 DEPARTMENT: 00 NON-DEPARTMENTAL  
 BUDGET TO USE: CB-CURRENT BUDGET

BANK: 6

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-5	CUSHING CHAMBER OF COMM	I-GZ 2797	475-500-3482	CUSHING PRIDE ANNUAL AWARD BANQUET	001838	150.00
01-1582	OTA PIKEPASS CENTER	I-20240101004A	475-500-3482	CUSHING PRIDE PICK-UP SUPPLIES/CLEAN UP	001841	1.10
01-4356	CUSHING ECONOMIC DEVELO	I-76	475-500-3420	CONTRACT - CE FEBRUARY CEDF	001839	8,333.33
01-4535	ADVANCED SEPTIC PUMPING	I-I6229	475-500-3482	CUSHING PRIDE PORTABLE POTTY RENTAL	001837	1,500.00
		I-I6232	475-500-3482	CUSHING PRIDE PORTABLE POTTY RENTAL	001837	100.00
		I-I6278	475-500-3482	CUSHING PRIDE PORTABLE POTTY RENTAL	001837	100.00
01-4553	GID'S DOUGH-MAIN LLC	I-381418	475-500-3421	ADVERTISING/P DONUTS FOR EDF MEETING	001840	27.06
				DEPARTMENT 00 NON-DEPARTMENTAL	TOTAL:	10,211.49
				FUND 475 CUSHING INDUSTRIAL AUTH. TOTAL:		10,211.49
				REPORT GRAND TOTAL:		10,211.49

# JANUARY 2024 CLAIMS

## CUSHING HOSPITAL AUTHORITY

\*\* CLAIMS \*\*

OPERATING FUND (370)	\$300.00
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TOTAL	<hr/> \$300.00
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VENDOR DEPT: 01 CITY OF CUSHING  
PACKET: 22272 SASSER APPRAIS 1/10/2023  
FUND : 370 CUSHING HOSPITAL AUTH.  
DEPARTMENT: 00 NON-DEPARTMENTAL

ITEMS PRINTED: PAID, UNPAID

BANK: CHA

VENDOR	NAME	ITEM #	G/L ACCOUNT	DESCRIPTION	CHECK#	AMOUNT
01-5025	SASSERS APPRAISALS, INC	I-24007	370-500-3410	APPRAISAL/937 E. CHERRY	002061	300.00
DEPARTMENT 00 NON-DEPARTMENTAL TOTAL:						300.00
FUND 370 CUSHING HOSPITAL AUTH. TOTAL:						300.00
REPORT GRA TOTAL:						300.00

IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA WAS POSTED JANUARY 11, 2024, AT 3:31 P.M. AT THE CUSHING CITY HALL, 100 JUDY ADAMS BOULEVARD, CUSHING, OKLAHOMA

MINUTES OF THE SPECIAL JOINT MEETING  
CUSHING HOSPITAL AUTHORITY AND  
CUSHING INDUSTRIAL AUTHORITY  
HELD AT 100 JUDY ADAMS BLVD.  
JANUARY 16, 2024  
7:00 P.M.

**THE BOARD MAY DISCUSS, CONSIDER, AND VOTE ON ANY ITEM LISTED ON AGENDA IN ANY ORDER:**

1. Call to Order
  - a. Roll Call
  - b. Declaration of Quorum

The Special Joint Meeting of the Cushing Hospital Authority and the Cushing Industrial Authority was called to order on January 16, 2024, by Chairman Lofton.

PRESENT: ROBERSON, BRANYAN, DOWELL, ORTON, LOFTON  
ABSENT: NONE

2. Consent Agenda
  - a. Approve CIA claims totaling: \$8,533.32
  - b. Approve minutes: December 18, 2023 (Special joint meeting of Cushing Hospital and the Cushing Industrial Authority)

MOTION: A MOTION WAS MADE BY TRUSTEE DOWELL TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION WAS SECONDED BY TRUSTEE ROBERSON AND RESULTED IN THE FOLLOWING ROLL CALL VOTE.

AYES: ROBERSON, BRANYAN, DOWELL, ORTON, LOFTON  
NAYS: NONE

3. Executive Session
  - a. Executive Session pursuant to 25 O.S. §307(B)(3) to discuss the purchase or appraisal of real property.
  - b. Executive Session pursuant to 25 O.S. §307(B)(3) to discuss the purchase or appraisal of real property.

MOTION: A MOTION WAS MADE BY TRUSTEE ROBERSON TO ENTER INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING EXECUTIVE SESSION ITEMS 3A & 3B. THE MOTION WAS SECONDED BY VICE-CHAIRMAN ORTON AND RESULTED IN THE FOLLOWING ROLL CALL VOTE.

AYES: ROBERSON, BRANYAN, DOWELL, ORTON, LOFTON  
NAYS: NONE

**EXECUTIVE SESSION:** ENTERED INTO EXECUTIVE SESSION AT 7:51 P.M. RETURNED FROM EXECUTIVE SESSION AT 9:19 P.M.

No action taken.

**4. Adjournment**

MOTION: A MOTION WAS MADE BY TRUSTEE ROBERSON TO ADJOURN THE JANUARY 16, 2023, SPECIAL JOINT MEETING OF THE CUSHING HOSPITAL AUTHORITY AND THE CUSHING INDUSTRIAL AUTHORITY AT 9:19 P.M. THE MOTION WAS SECONDED BY TRUSTEE DOWELL AND RESULTED IN THE FOLLOWING ROLL CALL VOTE.

AYES: ROBERSON, BRANYAN, DOWELL, ORTON, LOFTON  
NAYS: NONE

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RICKY LOFTON, CHAIRMAN  
CUSHING HOSPITAL AUTHORITY  
AND THE  
CUSHING INDUSTRIAL AUTHORITY

( S E A L )

ATTEST:

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JERRICA WORTHY, SECRETARY

## Agenda Item Cover Sheet

TO THE HONORABLE CHAIRMAN AND MEMBERS OF THE BOARD OF COMMISSIONERS /  
BOARD OF TRUSTEES OF THE CMA / CHA / CIA / CEFA

**Date of Meeting:** February 20, 2024

**Agenda Item No:** 3A

**Subject:** Declaring certain CHA property as surplus.

**Staff Resources:** City Clerk; City Attorney; City Manager

**I. Summary**

The CHA Trustees have previously discussed declaring the lot at 937 E. Cherry surplus and potentially selling it to Walker Home Services. There is a resolution on the agenda to do so. Any sale will be subject to the conditions and expectations previously set by the trustees.

**II. Fiscal Impact**

CHA will gain a modest sum from the sale of the property.

**III. Recommended Action**

Motion to approve.



CUSHING HOSPITAL AUTHORITY  
RESOLUTION NO. 01-2024

A RESOLUTION DECLARING THE WEST 40 FEET OF LOT 3 AND THE EAST HALF OF LOT 4, BLOCK 2, FOSTER'S ADDITION TO THE CITY OF CUSHING, PAYNE COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF (937 EAST CHERRY) AS SURPLUS, AND TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE THE PRICE FOR THE SALE OF SUCH PROPERTY AND, FURTHER, TO AUTHORIZE THE CHAIRMAN OF THE BOARD OF TRUSTEES TO SIGN THE DEED AND OTHER RELATED DOCUMENTS RELATING TO THE SALE OF THE PROPERTY.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE CUSHING HOSPITAL AUTHORITY, that the West 40 feet of Lot 3 and the East half of Lot 4, Block 2, Foster's Addition to the City of Cushing, Payne County, Oklahoma according to the recorded plat thereof (937 East Cherry) as surplus, and to authorize the City Manager to negotiate the price for the sale of such property and, further, to authorize the Chairman of the Board of Trustees to sign the deed and other related documents related to the sale of the property.

PASSED AND APPROVED THIS 20<sup>th</sup> DAY OF FEBRUARY, 2024.

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Ricky Lofton, Chairman  
Board of Trustees

ATTEST:

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Jerrica Worthy, Secretary

APPROVED AS TO FORM AND LEGALITY:

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Jonathan Huseman, City Attorney

**QUIT CLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That the **Cushing Hospital Authority**, a public trust, ("Grantor"), in consideration of the sum of Ten Dollars, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Walker Companion Services, LLC**, an Oklahoma limited liability company, ("Grantee"), 831 E. Main St., Cushing, OK 74023, the following described real property and premises, situated in Payne County, State of Oklahoma, to-wit:

The West 40 feet of Lot Three (3) and the East Half of Lot Four (4), Block Two (2), FOSTER ADDITION to the City of Cushing, Payne County, Oklahoma according to the recorded plat thereof

together with all the improvements thereon and the appurtenances thereunto belonging.

To have and to hold said described premises unto the Grantee, and the heirs, successors and assigns of the survivor forever, free and clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, subject to easements and rights of way of record, protective or restrictive covenants of record and oil and gas leases of record.

Signed and delivered this 20<sup>th</sup> day of February, 2024.

Exempt 68 O.S. § 3202 (11)

\_\_\_\_\_  
Ricky Lofton  
Chairman, Board of Trustees,  
Cushing Hospital Authority

**ACKNOWLEDGMENT**

STATE OF OKLAHOMA    )  
                                  ) SS.  
COUNTY OF PAYNE    )

The foregoing instrument was subscribed, sworn to and acknowledged before me this 20<sup>th</sup> day of February, 2024 by Ricky Lofton, Chairman, Board of Trustees of the Cushing Hospital Authority.

My Commission Expires:

\_\_\_\_\_  
Notary Public

**Return To:**  
Walker Companions Services, LLC  
831 E. Main St.  
Cushing, OK 74023

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: EXEMPT BUSINESS OR TRUST**

STATE OF \_\_\_\_\_ )

) ss.

COUNTY OF \_\_\_\_\_ )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned \_\_\_\_\_  
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

- 1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- 2. I am a/an \_\_\_\_\_ (role, such as titled officer or trustee) of

\_\_\_\_\_ (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which took title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

- 3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:  
No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
- 4. For purposes of this Affidavit, I acknowledge and understand that to be "engaged in regulated interstate commerce in accordance with federal law," means all the Entity's business activities in Oklahoma must be either: (a) expressly permitted by federal regulation or federal law, or (b) not prohibited by federal regulation or federal law. I further acknowledge and understand that an entity engaged in or supporting the cultivation of marijuana in Oklahoma is not "engaged in regulated interstate commerce in accordance with federal law." I have read the provisions of 60 O.S. § 121 and this Affidavit and certify that the Entity is engaged in regulated interstate commerce in accordance with federal law.
- 5. No funding source is being used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
- 6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
AFFIANT, individually and as authorized agent of the Entity

\_\_\_\_\_  
Date

The foregoing instrument was subscribed and sworn to before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Number: \_\_\_\_\_