

**CITY OF ADA
REGULAR MEETING
DECEMBER 18, 2017**

The Ada City Council met in regular session, Monday, December 18, 2017 at 5:45 p.m. at City Hall in the Dr. Ray L. Stout City Council Chamber. Advanced public notice was given by posting the agenda on the City Hall bulletin boards on Friday, December 15, 2017 at 3:30 p.m.

Council Members Present: Tre' Landrum, Ben McFarlane,
Randy McFarlin, Bryan Morris, Guy Sewell

Council Members Absent: None

Mayor Sewell called the meeting to order at 5:45 p.m.

Mayor Sewell led the audience in the Pledge of Allegiance.

Mayor Sewell called for a moment of silence for personal reflection or prayer.

Discussion of and action on Consent Agenda

- 1. Consideration of the Minutes (December 4, 2017 meeting).**
- 2. Consideration of sanitary sewer easement from Harps Food Stores, Inc. to the City of Ada for extension of sanitary sewer line.**
- 3. Consideration of sanitary sewer easement from Harps Food Stores, Inc. to the City of Ada for placement of manhole.**
- 4. Consideration of sanitary sewer easement from Brian Van Horn to the City of Ada, to allow Harps Food Stores, Inc. to tie into the sanitary sewer line.**
- 5. Consideration of receipt of committee/board recommendations and reports:**
Ada Zoning Board of Adjustment November 16, 2017 Minutes
- 6. Written reports from departments.**

Motion was made by **Councilman McFarlin** seconded by **Councilman Landrum** to approve the Consent Agenda as presented. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion carried 5-0.

Discussion of and action on items removed from the Consent Agenda

There were no items removed from the Consent Agenda.

Discussion of and action on a resolution of the City Council of the City of Ada, Oklahoma, establishing municipal policy regarding reduction or dismissal of abatement liens; and establishing an effective date.

City Manager Holcomb presented the proposed resolution highlighting reasons supporting a formalized program to place troubled properties back into a “beneficial use”. He listed items to consider and advised that Roger Abbott was available for questions.

Director of Community Development, Roger Abbott, presented an overview of the policy, clarifying the three classifications within the guidelines, and the need for the policy.

Robert Turner, Ada, Oklahoma, requested clarification of the resolution guidelines in regard to a recently purchased property and intended improvements to the property.

Kim Albritton, Ada, Oklahoma, spoke in favor of the resolution.

Motion was made by **Councilman McFarlin**, seconded by **Councilman Morris** to approve **Resolution 17-26A, a resolution of the City Council of the City of Ada, Oklahoma, establishing municipal policy regarding reduction or dismissal of abatement liens; and establishing an effective date.** Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion carried 5-0.

Discussion of and action on request from Kim Albritton for reduction of abatement lien on the following described property:

Lot 8, Block 43 of the Original Townsite of the City of Ada, Pontotoc County, Oklahoma.

This property is also known as 331 West 5th Street.

City Manager Holcomb reported that this was a request from Kim Albritton to dismiss a portion of the amount owed to the City for liens filed against his property at 331 West 5th Street. Mr. Holcomb explained that Mr. Albritton recently purchased this property from the County. Mr. Holcomb stated that there is a residential structure located on the property that is in a deteriorated condition and that the City has received complaints that the structure should be torn down. Mr. Holcomb reported Mr. Albritton plans to demolish the structure and clean up the lot.

Kim Albritton, Ada, Oklahoma, addressed the Council requesting a reduction in liens to \$500.00 for the property at 331 West 5th Street upon completion of the removal of the deteriorated structure and cleaning of the lot.

Motion was made by **Councilman Landrum**, seconded by **Councilman McFarlane** to approve the reduction in liens for the property at 331 West 5th Street to the amount of \$500.00 upon completion of cleaning of lot and removal of deteriorated structure, in accordance with policy. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion carried 5-0.

Discussion of and action on request from Kim Albritton for reduction of abatement lien on the following described property:

The south 140' of the west 50' of the east 100' of Lot 7, Sunnyside Acres Addition to the City of Ada, Pontotoc County, Oklahoma.

This property is also known as 924 Gardena Street.

City Manager Holcomb reported that this is a second request from Kim Albritton regarding the property at 924 Gardena that Mr. Albritton recently purchased. Mr. Holcomb explained that there is a dilapidated structure that Mr. Albritton plans to remodel and he is requesting that the City dismiss a portion of the abatement liens filed against the property.

Kim Albritton, Ada, Oklahoma, addressed the Council requesting a reduction in liens to \$500.00 for the property at 924 Gardena upon completion of the remodel of the dilapidated structure.

Motion was made by **Councilman Landrum**, seconded by **Councilman McFarlane**, to approve the reduction in liens for the property at 924 Gardena to the amount of \$500.00 upon completion of the remodel of dilapidated structure, in accordance with policy. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion carried 5-0.

Discussion of and action on an ordinance amending Chapter 58, Planning Zoning and Development, of the Code of Ordinances of the City of Ada, Oklahoma, by amending Subsection H of Section 58-427 of Subdivision XV of Division 3 of Article III. – Zoning; providing for severability; and declaring an emergency.

(If passed, must consider Emergency Clause.)

City Manager Holcomb asked for this agenda item to be tabled until the January 16, 2018 meeting.

Motion was made by **Councilman Landrum**, seconded by **Councilman McFarlin**, to table agenda item nine until the January 16, 2018 Ada City Council meeting. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell
NAY: None
Motion carried 5-0.

Discussion of and action on an ordinance amending Chapter 58, Planning, Zoning and Development, of the Code of Ordinances of the City of Ada, Oklahoma, by amending Section 58-55 of Division 1 of Article III. – Zoning, to change the definition of a “Mobile/Manufactured Home”; providing for severability; and declaring an emergency.

(If passed, must consider Emergency Clause.)

City Manager Holcomb presented the proposed ordinance for consideration, explaining that the ordinance would not change the current definition(s) of “mobile/manufactured homes”, but more specifically define a mobile/manufactured home to include container homes in the definition. Mr. Holcomb advised that he had met with Roger Cupps, Hoppe Construction, to discuss working together in a planned effort.

Mr. Roger Cupps, Hoppe Construction, spoke in opposition of the ordinance change.

Motion was made by **Councilman McFarlane**, seconded by **Mayor Sewell** to enact **Ordinance No. 17-17, an ordinance amending Chapter 58, Planning, Zoning and Development, of the Code of Ordinances of the City of Ada, Oklahoma, by amending Section 58-55 of Division 1 of Article III. – Zoning, to change the definition of a “Mobile/Manufactured Home”; providing for severability; and declaring an emergency.** Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell
NAY: None
Motion carried 5-0.

Motion was made by **Councilman McFarlane**, seconded by **Councilman McFarlin** to enact the emergency clause. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell
NAY: None
Motion carried 5-0.

Discussion of and action on an ordinance amending Chapter 58, Planning, Zoning and Development, of the Code of Ordinances of the City of Ada, Oklahoma, by amending Section 58-691 of Division 1 of Article VI. – Mobile Homes and Trailers, to change the definition of a “Mobile Home”; providing for severability; and declaring an emergency.

(If passed, must consider Emergency Clause.)

City Manager Holcomb presented the proposed ordinance for consideration, explaining that the amendment would more specifically define a mobile home, and would include container homes in the definition of a mobile home.

Motion was made by **Councilman McFarlane**, seconded by **Councilman Landrum** to enact **Ordinance No. 17-18, an ordinance amending Chapter 58, Planning, Zoning and Development, of the Code of Ordinances of the City of Ada, Oklahoma, by amending Section 58-691 of Division 1 of Article VI. – Mobile Homes and Trailers, to change the definition of a “Mobile Home”; providing for severability; and declaring an emergency.** Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell
NAY: None
Motion carried 5-0.

Motion was made by **Councilman McFarlane**, seconded by **Councilman McFarlin** to enact the emergency clause. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell
NAY: None
Motion carried 5-0.

Discussion of and action on bids for concrete.

City Manager Holcomb reported the bid is intended to provide fixed prices for concrete, for January through June of 2018. Mr. Holcomb recommended Dolese Concrete as the lowest responsible bid for the City of Ada.

Motion was made by **Councilman McFarlane**, seconded by **Councilman Morris** to accept Dolese Concrete as the lowest responsible bid for the City. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell
NAY: None
Motion carried 5-0.

Discussion of and action on bids for mineral aggregate.

City Manager Holcomb reported the bid is intended to provide fixed prices for mineral aggregate, for January through June of 2018. The City Manager recommended Vulcan Construction as the lowest responsible bid for Type A Aggregate Base and Washed Screenings, Martin Marietta Materials, Inc. Mill Creek #1 as the lowest responsible bid for Course Aggregate Fill, and Dolese Brothers-Davis as the lowest responsible bid for Clean Screenings.

Motion was made by **Councilman Landrum**, seconded by **Councilman McFarlane** to accept Vulcan Construction as the lowest responsible bid for Type A Aggregate Base and Washed Screenings, Martin Marietta Materials, Inc. Mill Creek #1 as the lowest responsible bid for Course Aggregate Fill, and Dolese Brothers-Davis as the lowest responsible bid for Clean Screenings. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell
NAY: None
Motion carried 5-0.

Discussion of and action on bids for material hauling.

City Manager Holcomb reported the bid is to provide hauling of rock and other materials from the providing vendor to designated job sites, for the period of January through June 2018. The City Manager recommended Total Trucking as the lowest responsible bid for the City of Ada.

Motion was made by **Councilman McFarlin**, seconded by **Councilman Landrum** to accept the bid from Total Trucking as the lowest responsible bid for material hauling. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell
NAY: None
Motion carried 5-0.

Discussion of and action on bids for truck trailer rental.

City Manager Holcomb reported the bid is intended to provide fixed prices for the rental of 10-wheeler trailers and/or 18-wheeler trailers to transport demolition materials from the job sites to a designated dump site. The City Manager recommended Total Trucking as the lowest responsible bid for the City of Ada.

Motion was made by **Councilman Morris**, seconded by **Councilman McFarlane** to accept the bid from Total Trucking as the lowest responsible bid for the City of Ada. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell
NAY: None
Motion carried 5-0.

Reports by City Manager

City Attorney, Frank Stout, advised the Council concerning the procedure and status of Police and Fire Union negotiations.

Assistant City Manager, Angie Dean, expressed her appreciation for the members of our Police and Fire Departments. Mrs. Dean spoke in regard to Police and Fire budget allocations, equipment policies, and operations.

Persons to be heard on any matter not on the agenda

Farrell Rhoads, 919 West 24th, Ada, Oklahoma, expressed concerns pertaining to reserve police officers and their safety equipment.

Kathi Johnston, FOP Lodge #111 member, addressed the Council on Police union negotiations.

Brandon Meeks, 2616 Oakhurst, Ada, Oklahoma, expressed concerns about Police negotiations and safety.

Mayor Sewell asked to recess the Ada City Council meeting and reconvene as the governing body of the Ada Public Works Authority.

Motion was made by **Councilman Morris**, seconded by **Councilman Landrum** to recess the meeting of the Ada City Council. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell
NAY: None
Motion carried 5-0.

Following the Ada Public Works Authority meeting, the motion was made by **Councilman Morris**, seconded by **Councilman McFarlane** to reconvene the regular meeting of the Ada City Council. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell
NAY: None
Motion carried 5-0.

Executive Session to discuss negotiations concerning employees and representatives of employee groups [as provided in Title 25, Oklahoma Statutes, Section 307 (B) (2)].

Motion was made by **Councilman McFarlin**, seconded by **Councilman Landrum** to go into Executive Session to discuss negotiations concerning employees and representatives of employee groups [as provided in Title 25, Oklahoma Statutes, Section 307 (B) (2)]. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell
NAY: None
Motion carried 5-0.

The Council Members left the Council Chamber at 7:30 p.m.

The Council Members returned at 8:23 p.m. to the Council Chamber. A motion was made by **Councilman McFarlin**, seconded by **Councilman Landrum** to reconvene the regular meeting of the Ada City Council. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion carried 5-0.

Adjournment

There being no further business to come before the Ada City Council, Mayor Sewell adjourned the meeting at 8:23 p.m.

Attest: Megan Foster, Deputy City Clerk

Guy Sewell, Mayor