

**CITY OF ADA
REGULAR MEETING
SEPTEMBER 6, 2022**

The Ada City Council met in a regular meeting, Tuesday, September 6, 2022 at 5:45 p.m., at Ada City Hall, in the Dr. Ray L. Stout City Council Chamber, 231 S. Townsend. Advanced public notice was given by posting the agenda on the City Hall bulletin board on Friday, September 2, 2022 at 11:25 a.m., and posting on the City of Ada web site Friday, September 2, 2022.

Council Members Present: John Hargrave, Karen Hudson, Randy McFarlin
Bryan Morris, Yoli Vazquez

Council Members Absent: None

The meeting of the Ada City Council was called to order by Mayor Randy McFarlin.

Mayor McFarlin led the audience in the Pledge of Allegiance.

Mayor McFarlin called for a moment of silence.

Discussion of and action on Consent Agenda

1. **Consideration of the Minutes (August 15, 2022 meeting).**
2. **Consideration of supplemental appropriations or transfer of appropriations within the General Fund budget.**
3. **Consideration of supplemental appropriations or transfer of appropriations within the Sub-Funds to the General Fund budget.**
4. **Consideration of supplemental appropriations or transfer of appropriations within the Special Revenue Funds budget.**
5. **Consideration of supplemental appropriations or transfer of appropriations within the Other Funds budget.**
6. **Consideration of receipt of committee/board recommendations and reports:**
Ada Municipal Planning Commission Minutes August 18, 2022
7. **Written reports from departments.**

Motion was made by **Council Member Hudson**, seconded by **Council Member Morris** to approve the Consent Agenda as presented. Mayor McFarlin called for a vote taken with the following result:

AYE: Hargrave, Hudson, McFarlin, Morris, Vazquez
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 reappointment of James Eldridge to the Southern Oklahoma Development Association (SODA) Board of Directors

City Manager Holcomb advised the SODA Board of Directors had invited the City to appoint a representative to serve on their Board. Mr. Holcomb advised Mr. Eldridge had been serving since 2019 and has advised he will gladly continue serving in this capacity.

Motion was made **Council Member Hargrave**, seconded by **Council Member Vazquez** to approve reappointment of James Eldridge to the Southern Oklahoma Development Association (SODA) Board of Directors. Mayor McFarlin called for a vote taken with the following result:

AYE: Hargrave, Hudson, McFarlin, Morris, Vazquez
NAY: None
Motion Carried 5-0.

Discussion of and action on an ordinance amending “Article V - Beverage Garden” of “Chapter 6 - Alcoholic Beverages” of the Code of Ordinances of the City of Ada, Oklahoma, providing for severability; and declaring an emergency

(If passed, must consider Emergency Clause)

City Manager Holcomb presented the request from Ada Main Street and the AdaFest Committee, asking for the omitting the requirement for a fenced area to designate as the beverage garden. Mr. Holcomb explained the proposed ordinance also addresses the requirements of the special event to specify in a site plan their boundary or area in which alcohol can be consumed within the special event area.

The City Manager also stated the amendment would allow the City to immediately revoke the beverage garden permit and shut down the beverage garden if there is a violation of the ordinance.

Motion was made by **Council Member Hudson**, seconded by **Council Member Morris** to enact **ORDINANCE NO. 22-10, AN ORDINANCE AMENDING “ARTICLE V - BEVERAGE GARDEN” OF “CHAPTER 6 – ALCOHOLIC BEVERAGES” OF THE CODE OF ORDINANCES OF THE CITY OF ADA, OKLAHOMA, PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.** Mayor McFarlin called for a vote taken with the following result:

AYE: Hargrave, Hudson, McFarlin, Morris, Vazquez
NAY: None
Motion Carried 5-0.

Motion was made by **Council Member Hudson**, seconded by **Council Member Morris** to invoke the Emergency Clause. Mayor McFarlin called for a vote taken with the following result:

AYE: Hargrave, Hudson, McFarlin, Morris, Vazquez
NAY: None
Motion Carried 5-0.

Discussion of and action on a resolution amending the City of Ada 2020 Long Range Plan at the following described location:

Generally located near the intersection of Lonnie Abbott Industrial Boulevard and North Monte Vista. Land is located in Section 34, Township 4 North, Range 6 East, Pontotoc County, Oklahoma

The City Manager presented the proposed resolution amending the City of Ada 2020 Long Range Plan. Mr. Holcomb explained this amendment is for the land located near the intersection of Lonnie Abbott and Monte Vista.

The City Manager advised there has been some recent development in this area including a new residential subdivision east of Monte Vista known as Hilltop Meadow. City Manager Holcomb explained the City is currently in the process of upgrading the Long-Range Plan, which is a rather lengthy, and City Staff feels the City should consider an amendment in this general area instead of waiting for the entire map to be updated. Mr. Holcomb advised City Staff feels due to the existing residential development and the location, they believe neighborhood commercial zoning is a better fit than the industrial zoning that is shown currently on the 2020 Long-Range Plan. As presented, the proposed amendment would also help to preserve areas for neighborhood commercial near major intersections while still allowing for medium density residential in the general area.

Community Development Director, Staci Bungard presented a power point presentation of the area, answering questions of the Council Members.

Mr. Wayne King of Chickasaw Division of Housing addressed the Council, representing the Chickasaw Nation's subdivision, Hilltop Meadow, opposed the Multi-Housing Developments in the Long-Range Plan amendments.

Mr. Joe Johnson, 1500 N. Monte Vista, also opposed the amendments, wanting the area to remain R-1, and believed commercial properties were not a fit for that area.

Following considerable discussion, **Council Member Morris** made the motion to table action on a resolution amending the City of Ada 2020 Long Range Plan until the October 3, 2022 City

Council meeting. The motion was seconded by **Council Member Hargrave**. Mayor McFarlin called for a vote taken with the following result:

AYE: Hargrave, Hudson, McFarlin, Morris, Vazquez

NAY: None

Motion Carried 5-0.

Discussion of and action on Lease Agreement with Ada Jobs Foundation, Inc. for the City of Ada North Annex Building located at 201 West 12th

The City Manager provided information on the lease agreement with Ada Jobs Foundation, Inc. for the City of Ada North Annex at 12th and Townsend. Mr. Holcomb advised Ada Jobs Foundation will be moving into the building and paying an annual rent in the amount of \$2,000.00 per month.

Motion was made by **Council Member Morris**, seconded by **Council Member Hargrave** to approve action on Lease Agreement with Ada Jobs Foundation, Inc. for the City of Ada North Annex Building located at 201 West 12th. Mayor McFarlin called for a vote taken with the following result:

AYE: Hargrave, Hudson, McFarlin, Morris, Vazquez

NAY: None

Motion Carried 5-0.

Discussion of and action on Agreement with Oculus Strategies, LLC, for consulting services

Mr. Holcomb reported the City of Ada's Federal Advocacy Consultant, Chris Caron, has left Steptoe and Johnson and has started a new company called Oculus Strategies, LLC. The City Manager advised he would provide representation at the federal level, specifically assisting with Congressional and Agency relations and other associated representation. Mr. Cannon will also be coordinating with The Chickasaw Nation lobbyist as well as the ECU/OKA' Institute which will have a positive impact in our water sector.

Motion was made by **Council Member Hargrave**, seconded by **Council Member Hudson** to approve Agreement with Oculus Strategies, LLC, for consulting services. Mayor McFarlin called for a vote taken with the following result:

AYE: Hargrave, Hudson, McFarlin, Morris, Vazquez

NAY: None

Motion Carried 5-0.

Discussion of and action on approval of farming and grazing lease agreement with Jerry Lamb in the amount of \$24,872.00 per year for the following property:

The East Half (E/2) and the South Half of the Northwest Quarter (S/2 NW/4) and the Northeast Quarter of the Northwest Quarter (NE/4 NW/4)

and the East Half of the Northwest Quarter of the Northwest Quarter (E/2 NW/4 NW/4) and the Northwest Quarter of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4 NW/4) of Section 17; AND the North Half of the Northeast Quarter (N/2 NE/4) and the Southwest Quarter of the Northeast Quarter (SW/4 NE/4) and the Southeast Quarter of the Southeast Quarter of the Northeast Quarter (SE/4 SE/4 NE/4) and the West Half of the Southeast Quarter of the Northeast Quarter (W/2 SE/4 NE/4) and the East Half of the Southeast Quarter (E/2 SE/4) and the East Half of the West Half of the Southeast Quarter (E/2 W/2 SE/4) and the Northwest Quarter of the Northwest Quarter of the Southeast Quarter (NW/4 NW/4 SE/4) of Section 8; AND the South 264 feet of the Southwest Quarter (SW/4) and the South 264 feet of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter (SW/4 SW/4 SE/4) of Section 8; all in Township 1 North, Range 6 East; all property in Pontotoc County, Oklahoma (approximately 774 acres, more or less);

LESS AND EXCEPT the following tracts:

The East Half of the Northeast Quarter of the Southeast Quarter (E/2 NE/4 SE/4) of Section Seventeen (17), Township One (1) North, Range Six (6) East; (approximately 20 acres, more or less) and

That part of the West Half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter (W/2 NW/4 NW/4 SW/4) of Section Sixteen (16), Township One (1) North, Range Six (6) East, lying West of the County Road; (approximately 1.22 acres, more or less); all property in Pontotoc County, Oklahoma; (Total leased tract containing approximately 752 acres, more or less.)

Motion was made by **Council Member Hudson**, seconded by **Council Member Morris** to approve a farming and grazing lease agreement with Jerry Lamb in the amount of \$24,872.00 per year. Mayor McFarlin called for a vote taken with the following result:

AYE: Hargrave, Hudson, McFarlin, Morris, Vazquez

NAY: None

Motion Carried 5-0.

Discussion of and action on approval of hunting lease agreement with Rowdy Veal in the amount of \$3,401.00 per year for the following property:

The Northwest Quarter of the Northeast Quarter (NW/4 NE/4) and the North Half of the Southwest Quarter of the Northeast Quarter (N2/ SW/4 NE/4) and the Northwest Quarter of the Southeast Quarter of the Northeast Quarter (NW/4 SE/4 NE/4) of Section 4, Township 1 North, Range 6 East, containing 70 acres, more or less; AND the Northeast

Quarter of the Northeast Quarter (Lot 1) and the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (NE/4 SE/4 NE/4) of Section 4, Township 1 North, Range 6 East, containing 50 acres, more or less; AND all that part of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section 34, Township 2 North, Range 6 East, lying South of the Public Highway, containing 7.1 acres, more or less; AND all that part of the West Half of the Southwest Quarter of the Southwest Quarter (W/2 SW/4 SW/4) of Section 34, Township 2 North, Range 6 East, lying South of the Public Highway, containing 19.7 acres, more or less; AND all of the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section 33, Township 2 North, Range 6 East, lying South of the Public Highway, containing 27.1 acres, more or less; (Total leased tract containing approximately 174 acres, more or less.)

Motion was made by **Council Member Hudson**, seconded by **Council Member Morris** to approve a hunting lease agreement with Rowdy Veal in the amount of \$3,401.00 per year. Mayor McFarlin called for a vote taken with the following result:

AYE: Hargrave, Hudson, McFarlin, Morris, Vazquez

NAY: None

Motion Carried 5-0.

Discussion of and action on approval of hunting lease agreement with Roger Callison in the amount of \$9,200 per year for the following property:

The South Half of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter (S/2 NW/4 NE/4 NW/4) and the Southwest Quarter of the Northeast Quarter of the Northwest Quarter (SW/4 NE/4 NW/4) and the East Half of the Northwest Quarter of the Northwest Quarter (E/2 NW/4 NW/4) and the Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW/4 NW/4 NW/4) and the South Half of the Northwest Quarter (S/2 NW/4) and the South Half (S/2) of Section 3, and the South Half of the Southeast Quarter of the Northeast Quarter (S/2 SE/4 NE/4) and the East Half of the Southeast Quarter (E/2 SE/4) of Section 4, all in Township 1 North, Range 6 East, Pontotoc County, Oklahoma; (Total leased tract being approximately 545 acres, more or less.)

Motion was made by **Council Member Hudson**, seconded by **Council Member Morris** to approve a hunting lease agreement with Roger Callison in the amount of \$9,200 per year. Mayor McFarlin called for a vote taken with the following result:

AYE: Hargrave, Hudson, McFarlin, Morris, Vazquez

NAY: None

Motion Carried 5-0.

Discussion of and action on approval of hunting lease agreement (bow only) with Tyler Laxton in the amount of \$3,200.00 per year for the following property:

Tract 1: The W/2 W/2 NW/4, Section 35, Township 2 North, Range 6 East; and

The N/2 NE/4, less 7 acres in the NW/4 NE/4 lying and being North of Byrd's Mill Road, and the SE/4 NE/4, and the W/2 SE/4 SE/4, and the W/2 SE/4, and the E/2 SE/4 SW/4, and the SE/4 NE/4 SW/4, all in Section 34, Township 2 North, Range 6 East, less and except a tract of land heretofore conveyed to Leslie Farris by Warranty Deed, which deed is recorded in Book 828 at Page 289, and described as:

(a) A part of E/2 SE/4 SW/4 of Section 34, township 2 North Range 6 East, described as follows, to-wit: Beginning at a point on the Center line of County Road 215 feet West to Southeast corner of SE/4 SW/4 of Section 34, Township 2 North Range 6 East, thence due West 445 feet to the Southwest corner of SE/4 SE/4 SW/4; thence North 906 feet; thence East 646.8 feet to a point on the Center line of County Road, thence South 3 degrees 50 minutes West along center line County Road for a distance of 126.0 feet; thence South 17 degrees 31 minutes West for a distance of 546.8 feet; thence South 10 degrees 25 minutes West for a distance of 148.6 feet; thence South 30 degrees 18 minutes East for a distance of 115.4 feet to the point of beginning, containing 11 acres, more or less;

and less a tract of land heretofore conveyed to Leslie Farris by Warranty Deed recorded in Book 819 at Page 179 and described as:

(b) A part of the E/2 E/2 SW/4 of Section 34, Township 2 North, Range 6 East, more particularly described as follows, to-wit: Beginning at the Northwest corner of the SE/4 NE/4 SW/4 of Section 34, Township 2 North, Range 6 East; thence due East a distance of 505 feet to the Center line of County Road; thence South 12 degrees 20 minutes East along Center line of County Road for a distance of 765.9 feet; thence South 3 degrees 50 minutes West along the Center line of County Road for a distance of 326.5 feet; thence due West to the West line of the NE/4 SE/4 SW/4 of Section 34, thence North for a distance of 1074 feet to the point of beginning, containing 15 acres, more or less.

Tract 2: The NE/4 SE/4 of Section 34, Township 2 North, Range 6 East; all tracts being in Pontotoc County, Oklahoma; (Total leased tracts being approximately 297 acres.)

Motion was made by **Council Member Hudson**, seconded by **Council Member Morris** to approve hunting lease agreement, bow only with Tyler Laxton in the amount of \$3,200.00 per year. Mayor McFarlin called for a vote taken with the following result:

AYE: Hargrave, Hudson, McFarlin, Morris, Vazquez

NAY: None

Motion Carried 5-0.

Reports by City Manager and/or City Staff

There were no reports by the City Manager and/or City Staff.

Persons to be heard on any matter not on the agenda

There were no persons to be heard on any matter not on the agenda.

Adjournment

There being no further business to come before the Ada City Council, Mayor McFarlin adjourned the meeting and requested members reconvene as the governing board of the Ada Public Works Authority.

Attest: Sally Pool, City Clerk

Randy McFarlin, Mayor