

**CITY OF ADA
REGULAR MEETING
APRIL 5, 2021**

The Ada City Council met in a regular meeting, Monday, April 5, 2021 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 Thursday, April 1, 2021 at 12:40 p.m., and posting on the City of Ada web site Thursday, April 1, 2021.

Councilmen Present: John Hargrave, Tre' Landrum, Randy McFarlin,
Bryan Morris, Guy Sewell

Councilmen Absent: None

The meeting of the Ada City Council was called to order by Mayor Tre' Landrum.

Mayor Landrum led the audience in the Pledge of Allegiance.

City Manager Cody Holcomb administered the Oath of Office to Ward 2 Councilman, John Hargrave.

Discussion of and action on Consent Agenda

- 1. Consideration of the Minutes (March 15, 2021 meeting).**
- 2. Consideration of acceptance of Airport Coronavirus Response Grant No. 3-40-0001-020-2021 and authorization for City Manager to execute Grant Agreement.**
- 3. Consideration of Generator Service Agreement with Elite Power Services, Inc. for preventative maintenance on generators.**
- 4. Consideration of supplemental appropriations or transfer of appropriations within the General Fund budget.**
- 5. Consideration of supplemental appropriations or transfer of appropriations within the Sub-Funds to the General Fund budget.**
- 6. Consideration of supplemental appropriations or transfer of appropriations within the Special Revenue Funds budget.**
- 7. Consideration of supplemental appropriations or transfer of appropriations within the Other Funds budget.**
- 8. Consideration of receipt of committee/board recommendations and reports:**

Ada Metropolitan Area Planning & Zoning Commission March 22, 2021

9. Written reports from departments.

Motion was made by **Councilman McFarlin**, seconded by **Councilman Sewell**, to approve the Consent Agenda as presented. Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, 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.

Public hearing and discussion of and action on an ordinance providing for the re-zoning of certain property within the City of Ada, Oklahoma, from R-1, One-Family District, to R-2, Two-Family District, and declaring an emergency for the following described property:

All of Lot 8 in Block 8 of Daggs Addition to the City of Ada, Pontotoc County, Oklahoma.

This property is also known as 731 West 12th Street.

(If passed, must consider Emergency Clause.)

City Manager Holcomb advised the property at 731 West 12th Street was an existing single-family residence. The City Manager explained the rezoning request would allow the owner to construct an additional single-family residence on the 7,000 square foot lot, a downzoning from the Long-Range Plan indicated as appropriate, but that both City Staff and the Planning and Zoning Commission recommend the approval.

Motion was made by **Councilman Sewell**, seconded by **Councilman Morris** to enact **Ordinance No. 21-04, an ordinance providing for the re-zoning of certain property within the City of Ada, Oklahoma, from R-1, One-Family District, to R-2, Two-Family District, and declaring an emergency.** Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

Motion was made by **Councilman Sewell**, seconded by **Councilman Morris** to invoke the Emergency Clause. Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, McFarlin, Morris, Sewell
NAY: None
Motion Carried 5-0.

Public hearing and discussion of and action on an ordinance providing for the re-zoning of certain property within the City of Ada, Oklahoma, from R-1, One-Family District, to R-2, Two-Family District, and declaring an emergency for the following described property:

All of Lots 4 and 5 in Block 10, Original Townsite of the City of Ada, Pontotoc County, Oklahoma.

This property is also known as 715 West 1st Street.

(If passed, must consider Emergency Clause.)

City Manager Holcomb advised this request was from Juan Rico to rezone two (2) platted lots, 7,000 sq. ft. each, for the construction of a small 2-bedroom duplex on each lot. Mr. Holcomb stated the 2020 Long Range Plan indicates this property is suitable for low density residential uses. The City Manager reported the City Staff finds no compelling reason to recommend approval of the request; but the Planning and Zoning Commission voted to approve the applicant's request to rezone to R-2, Two Family District.

Mr. Tom Bush of Home Place Realty addressed the Council, discussing the property at 715 West 1st.

Motion was made by **Councilman Morris**, seconded by **Councilman Sewell** to enact **Ordinance No. 21-05, an ordinance providing for the re-zoning of certain property within the City of Ada, Oklahoma, from R-1, One-Family District, to R-2, Two-Family District, and declaring an emergency.** Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, Morris, Sewell
NAY: McFarlin
Motion Carried 4-1.

Motion was made by **Councilman Morris**, seconded by **Councilman Sewell** to invoke the emergency clause.

City Manager Holcomb called for a roll call vote with the following results:

AYE: Hargrave, Landrum, Morris, Sewell
NAY: McFarlin
Motion Carried 4-1.

Public hearing and discussion of and action on an ordinance providing for the re-zoning of certain property within the City of Ada, Oklahoma, from R-3, Multi-Family District, to C-O, Office Commercial District, and declaring an emergency for the following described property:

The west ½ of Lot 15 and all of Lots 16 and 17, Block 4 of the Ford Addition to the City of Ada, Pontotoc County, Oklahoma.

This property is also known as 517 East 12th Street.

(If passed, must consider Emergency Clause.)

The City Manager provided information on the rezoning request, a request from Marc Plumlee to rezone the property at 517 East 12th for office use in an existing building. City Manager Holcomb advised both City Staff and the Planning and Zoning Commission recommends approval of the request.

Motion was made by **Councilman Hargrave**, seconded by **Councilman Morris** to enact **Ordinance No. 21-06, an ordinance providing for the re-zoning of certain property within the City of Ada, Oklahoma, from R-3, Multi-Family District, to C-O, Office Commercial District, and declaring an emergency.** Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

Motion was made by **Councilman Hargrave**, seconded by **Councilman Morris** to invoke the Emergency Clause. Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

Discussion of and action on Agreement with Ada Coca Cola Bottling Company, Inc. regarding utility service to new facility

City Manager Holcomb reported Ada Coca-Cola Bottling Company was planning to build a distribution center on its property and a water line serviced by the City of Ada to be located on ODOT's right-of-way. The City Manager reported ODOT has agreed to allow the water line to run through the right-of-way, and the City has agreed to operate, service, and maintain the water line. The cost of labor and materials for a private contract for the installation of the line will be paid for by Ada Coca Cola, and in addition Ada Coca Cola has consented to the annexation of their property.

Ms. Susie Summers, 121 S. Broadway, Attorney for Ada Coca Cola Bottling Company answered questions of the Council.

Motion was made by **Councilman Sewell**, seconded by **Councilman McFarlin**, to approve action on Agreement with Ada Coca Cola Bottling Company, Inc. regarding utility service to the new facility. Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

Discussion of and action on the purchase of approximately 320 acres of water rights from Blake Lynch for the sum of \$96,000.00 (\$300.00 per acre); approval of Contract for Sale of Water Rights, authorization for Mayor to execute said contract and all documents relating to purchase of said rights, authorization for City Attorney to complete purchase of said water rights; said water rights being specifically described as follows:

Murray County, Oklahoma, to-wit:

The NW/4 of Section 15 Township 2S Range 3 East and NE/4 of Section 16 Township 2S Range 3East, Murray County, Oklahoma.

(Funding from Water Development Fund)

Motion was made by **Councilman Morris**, seconded by **Councilman Sewell** to approve the purchase of approximately 320 acres of water rights from Blake Lynch for the sum of \$96,000.00 (\$300.00 per acre); approval of Contract for Sale of Water Rights, authorization for Mayor to execute said contract and all documents relating to purchase of said rights, authorization for City Attorney to complete purchase of said water rights. Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

Discussion of and action on Agreement with Ada Area Chamber of Commerce Foundation, Inc. regarding The Trail of Lights display at Wintersmith Park

Assistant City Manager Angie Dean, discussed with the Council the Agreement with the Ada Area Chamber of Commerce Foundation, Inc. Ms. Dean reported the various Christmas light displays in the Trail of Lights at Wintersmith Park are now paid for, and the Committee is ready to offer new sponsorships of displays. Ms. Dean detailed the Agreement, which would allow for displays to be sponsored by various individuals and businesses, with 80% of the proceeds to be used for maintenance, upkeep and replacement of displays, as well as infrastructure for the operation of

the displays. After a time period of three (3) years, the Trail of Lights Committee will again solicit for sponsorships.

Motion was made by **Councilman Hargrave**, seconded by **Councilman Sewell** to approve Agreement with Ada Area Chamber of Commerce Foundation, Inc. regarding The Trail of Lights display at Wintersmith Park. Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

Presentation and discussion with Jim Eldridge, Ada Jobs Foundation

Mr. Jim Eldridge of Ada Jobs Foundation, presented a project description and overview, addressing the need to diversify our regional economy by increasing the number of scalable technology startup companies local to Ada and rural Southern Oklahoma. Mr. Eldridge stated the initiative will leverage these opportunities through the creation of an Intentional and Inclusive Technology Community Ecosystem, and build a Scalable Technology Accelerator Program, and organize and align Investors and access to capital.

Mr. Eldridge spoke of Ada Jobs Foundation and their plans to lead this effort with close partnership and support from the City of Ada, the Chickasaw Nation, East Central University, Pontotoc Technology Center, and Oklahoma Gas and Electric.

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

Mr. Deryl Redden, Redsky Constructors, addressed the Council concerning the Ada Coca Cola project, \$12 Million plus project.

Ms. Breanna DeMoss, of 1928 Collins Boulevard asked questions on behalf of Abba's Tables. Ms. DeMoss was asked to stay following the meeting to discuss the items with city staff, being the items were not part of the meeting's agenda, and Council could not discuss with her.

Wayne Dulin, 313 Cottage, spoke to the Council of how boring Ada was and asked for them to consider constructing a nice water park or theme park.

Adjournment

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

Attest:

Sally Pool, City Clerk

Tre' Landrum, Mayor