

**CITY OF ADA  
REGULAR MEETING  
NOVEMBER 16, 2020**

The Ada City Council met in a regular meeting, Monday, November 16, 2020 at 5:45p.m. at 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, November 13, 2020 at 11:15 a.m., and posted on the City of Ada web site on Friday, November 13, 2020.

**Councilmen Present:** Tre' Landrum, Ben McFarlane, Randy McFarlin,  
Bryan Morris, Guy Sewell

**Councilmen Absent:** None

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

Mayor Landrum led the audience in the Pledge of Allegiance.

Mayor Landrum called for a moment of silence to be observed.

**Discussion of and action on Consent Agenda**

1. **Consideration of the Minutes (October 27, 2020 special called meeting and November 2, 2020 meeting).**
2. **Consideration of Asset Purchase Agreement with MnDOT Office of Aeronautics for the sale of Ada Regional Airport VOR-DME equipment.**
3. **Consideration of request that all public library materials that have been discarded and/or donated to the library (excluding items added to collections or exhibits) be declared surplus materials to be sold, donated or recycled, with the monies from any sale being placed in the Library Memorial Fund.**
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:**

**Call-A-Ride Minutes, October 13, 2020  
Traffic Safety Board Minutes, October 29, 2020**

**9. Written reports from departments.**

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

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.

**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 C-1, Neighborhood Commercial District, to C-2, General Commercial District, and declaring an emergency for the following described property:**

**A tract of land being a part of Lot One (1), Block Two (2) of Hoppe Addition to the City of Ada, Pontotoc County, Oklahoma, being more particularly described as follows: commencing at the most west southwest corner (W SW/Cor) of Block Two (2) of Hoppe Addition, an addition to the City of Ada, Pontotoc County, Oklahoma; thence N 0°00'02" W, along the west line of said Block 2, a distance of 129.00 feet, to the point of beginning; thence continuing N 0°00'02" W, along the west line of said Block 2, a distance of 115.00 feet; thence N 89°59'58" E, a distance of 130.00 feet; thence S 0°00'02" E, parallel with the west line of said Block 2, a distance of 115.00 feet; thence S 89°59'58" W, a distance of 130.00 feet; to the point of beginning. Said tract containing 0.34 acres of land, more or less.**

**This property is also known as 1510 Hoppe Boulevard.**

**(If passed, must consider Emergency Clause.)**

Motion was made by **Councilman Sewell**, seconded by **Councilman McFarlane** to enact **ORDINANCE NO. 20-26, AN ORDINANCE PROVIDING FOR THE RE-ZONING OF CERTAIN PROPERTY WITHIN THE CITY OF ADA, OKLAHOMA, FROM C-1, NEIGHBORHOOD COMMERCIAL**

**DISTRICT, TO C-2 GENERAL COMMERCIAL DISTRICT AND DECLARING AN EMERGENCY.** Mayor Landrum called for a vote taken with the following result:

AYE: Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

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

AYE: Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

**Discussion of and action on an ordinance amending Section 54-26 of Chapter 54 of the City of Ada, Oklahoma Code of Ordinances, titled "Closing Hours," by changing title, adding additional parks and adjusting the closing times for certain parks; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency**

**(If passed, must consider Emergency Clause.)**

Motion was made by **Councilman McFarlin**, seconded by **Councilman Sewell** to enact **ORDINANCE NO. 20-29, AN ORDINANCE AMENDING SECTION 54-26 OF CHAPTER 54 OF THE CITY OF ADA, OKLAHOMA CODE OF ORDINANCES, TITLED "CLOSING HOURS, " BY CHANGING TITLE, ADDING ADDITIONAL PARKS AND ADJUSTING THE CLOSING TIMES FOR CERTAIN PARKS; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.** Mayor Landrum called for a vote taken with the following result:

AYE: Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

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

AYE: Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

**Discussion of and action on a resolution on leveraged funds for 911-2019 911 Grant Program Award – Pontotoc County Ada 911 CAD Map Update Project**

Motion was made by **Councilman Sewell**, seconded by **Councilman McFarlane** to adopt **RESOLUTION NO. 20-18A, A RESOLUTION ON LEVERAGED FUNDS FOR 911-2019 911 GRANT PROGRAM AWARD – PONTOTOC COUNTY ADA 911 CAD MAP UPDATE PROJECT.** Mayor Landrum called for a vote taken with the following result:

AYE: Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

**Discussion of and action on the purchase of approximately 300 acres of water rights from Dennis Owens and Jan Owens for the sum of \$90,000.00 (\$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:**

**Pontotoc County, Oklahoma, to-wit:**

**The Southwest Quarter of Section Twenty-one (21), Township One (1) North, Range Six (6) East of Indian Base and Meridian and containing 160 acres, more or less; and**

**The Northwest Quarter of Northwest Quarter of Section Twenty-eight (28), Township One (1) North, Range Six (6) East of Indian Base and Meridian and containing 40 acres, more or less; and**

**The W/2 of NE/4 of NW/4 and S/2 of NW/4 of Section 28, containing 100 acres, more or less.**

**(Funding from Water Development Fund)**

Motion was made by **Councilman Morris**, seconded by **Councilman McFarlane** to approve the purchase of approximately 300 acres of water rights from Dennis Owens and Jan Owens for the sum of \$90,000.00 (\$300.00 per acres); 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 for the said water rights described as follows: Pontotoc County, Oklahoma, to-wit:

**The Southwest Quarter of Section Twenty-one (21), Township One (1) North, Range Six (6) East of Indian Base and Meridian and containing 160 acres, more or less; and**

The Northwest Quarter of Northwest Quarter of Section Twenty-eight (28), Township One (1) North, Range Six (6) East of Indian Base and Meridian and containing 40 acres, more or less; and

The W/2 of NE/4 of NW/4 and S/2 of NW/4 of Section 28, containing 100 acres, more or less,

funding from the Water Development Fund. Mayor Landrum called for a vote taken with the following result:

AYE: Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

**Discussion of and action on the purchase of approximately 80 acres of water rights from Roy and Marilyn Williams for the sum of \$24,000.00 (\$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:**

**Pontotoc County, Oklahoma, to-wit:**

**The W/2 of W/2 of NE/4 and E/2 of E/2 of NW/4 of Section 20, Township 2 North, Range 4 East, containing 80 acres, more or less.**

**(Funding from Water Development Fund)**

Motion was made by **Councilman Sewell**, seconded by **Councilman Morris** to approve the purchase of approximately 80 acres of water rights from Roy and Marilyn Williams for the sum of \$24,000.00 (\$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: Pontotoc County, Oklahoma, to-wit: The W/2 of W/2 of NE/4 and E/2 of E/2 of NW/4 of Section 20, Township 2 North, Range 4 East, containing 80 acres, more or less, funding from Water Development Fund. Mayor Landrum called for a vote taken with the following result:

AYE: Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

**Discussion of and action on bids for Main Street Improvements Project; approval of Notice of Award; authorization for Mayor to execute any and all documents related to said project, including, but not limited to, the Contract and Notice to Proceed**

City Manager Holcomb presented the two bids received for the Main Street Improvements Project on October 15, 2020. City Manager Holcomb discussed the Base Bid and Alternates 1-12, stating the construction estimate is \$6,822,290.00 for the base bid, which will include improvements on Main Street from Oak Avenue to the bike trail between Constant and Hope Streets, for Alternates 3-8. The bid from Crossland Heavy Contractors, Inc. was presented by the City Manager, as the lowest apparent bidder with the base bid and the chosen alternates, for a contract total of \$7,491,316.38.

Motion was made by **Councilman McFarlin**, seconded by **Councilman Sewell** to accept the bid from Crossland Heavy Contractors, Inc., as the lowest responsible bid, in the amount of \$7,491,316.38, for Main Street Improvements Project; approval of Notice of Award, authorization of Mayor to execute any and all documents related to said project, including, but not limited to, the Contract and Notice to Proceed. Mayor Landrum called for a vote taken with the following result:

AYE: Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

**Discussion of and action on bids for Water Treatment Plant Voltage Reduction Project; approval of Notice of Award; authorization for Mayor to execute any and all documents related to said project, including, but not limited to, the Contract and Notice to Proceed**

The City Manager presented bids received October 20, 2020 for the Water Treatment Plant Voltage Reduction Project, reporting three bids were received. Mr. Holcomb reported City Staff recommends awarding the bid and issuing the Notice of Award to Ramsey Ward Electric Company, Ardmore, Oklahoma for the base bid and alternate 1, as the lowest submitted bid in the amount of \$1,320,432.00.

Motion was made by **Councilman Sewell**, seconded by **Councilman McFarlane** to award the bid to Ramsey Ward Electric Company, Ardmore, Oklahoma, for Water Treatment Plant Voltage Reduction Project; approval of Notice of Award; authorization for Mayor to execute any and all documents related to said project, including, but not limited to, the Contract and Notice to Proceed, in the amount of \$1,320, 432.00, as the lowest responsible bid. Mayor Landrum called for a vote taken with the following result:

AYE: Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

**Discussion of and action on amendment to Ordinance No. 20-28, which amended Section 62-137, "Coronavirus (COVID19)" of Article IV, "Emergency Management" of Chapter 62, "Public Safety"; and declaring an emergency**

**(If passed, must consider Emergency Clause.)**

The City Council reviewed Ordinance No. 20-28, finding there were no amendments to make at this time, but did implore the citizens of Ada to comply with the mask mandate and wear a mask.

**Reports by City Manager and/or City Staff**

City Manager Holcomb advised the annual Ada Christmas Parade had been cancelled due to the COVID pandemic. The lighting of the "Trail of Lights" at Wintersmith Park are set for Monday, November 23, 2020 at dusk, and the City Manager encouraged citizens to visit and drive through the park to see the lights.

**Persons to be heard on any matter not on the agenda**

Dewayne Dulin inquired about obtaining a contract with the City of Ada to wash windows of city owned facilities.

Motion was made by **Councilman Morris**, seconded by **Councilman McFarlane** to recess the regular meeting of the Ada City Council, and convene as the governing board of the Ada Public Works Authority. Mayor Landrum called for a vote taken with the following result:

AYE: Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

Following the Ada Public Works Authority meeting, a motion was made by **Councilman Morris**, seconded by **Councilman McFarlane** to reconvene the meeting of the Ada City Council. Mayor Landrum called for a vote taken with the following result:

AYE: Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion Carried 5-0.

**Executive Session to discuss matters pertaining to economic development because an Executive Session is necessary to protect the confidentiality of the business [as provided in Title 25, O.S. Section 307(C)(10)]**

Motion was made by **Councilman McFarlane**, seconded by **Councilman Morris** to go into Executive Session to discuss matters pertaining to economic development because an Executive

Session is necessary to protect the confidentiality of the business [as provided in Title 25, O.S. Section 307(C)(10)]. Mayor Landrum called for a vote taken with the following result:

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

The Council went into Executive Session at 6:31 p.m.

Council Members returned at 7:45 p.m.

Motion was made by **Councilman Sewell**, seconded by **Councilman McFarlin** to reconvene the regular meeting of the Ada City Council. Mayor Landrum called for a vote taken with the following result:

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

**Discussion of and action on a resolution declaring the intent to consider approval of a project and creation of a Tax Increment District under the Local Development Act; directing preparation of a project plan; appointing a Review Committee; directing the Review Committee to make findings as to eligibility and financial impact, if any, on taxing jurisdictions within the District; directing the Review Committee to make a recommendation with respect to the proposed project plan; directing the Planning Commission to make a recommendation with respect to the proposed project plan; and containing other provisions relating thereto**

Motion was made by **Councilman Morris**, seconded by **Councilman Sewell** to adopt **RESOLUTION NO. 20-19A, A RESOLUTION DECLARING THE INTENT TO CONSIDER APPROVAL OF A PROJECT AND CREATION OF A TAX INCREMENT DISTRICT UNDER THE LOCAL DEVELOPMENT ACT; DIRECTING PREPARATION OF A PROJECT PLAN; APPOINTING A REVIEW COMMITTEE; DIRECTING THE REVIEW COMMITTEE TO MAKE FINDINGS AS TO ELIGIBILITY AND FINANCIAL IMPACT, IF ANY, ON TAXING JURISDICTIONS WITHIN THE DISTRICT; DIRECTING THE REVIEW COMMITTEE TO MAKE A RECOMMENDATION WITH RESPECT TO THE PROPOSED PROJECT PLAN; DIRECTING THE PLANNING COMMISSION TO MAKE A RECOMMENDATION WITH RESPECT TO THE PROPOSED PROJECT PLAN; AND CONTAINING OTHER PROVISIONS RELATING THERETO.** Mayor Landrum called for a vote taken with the following result:

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 Landrum adjourned the meeting.

Attest: Sally Pool, City Clerk

Tre' Landrum, Mayor