

**CITY OF ADA
REGULAR MEETING
FEBRUARY 22, 2022**

The Ada City Council met in a regular meeting, Tuesday, February 22, 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, February 18, 2022 at 3:40 p.m., and posting on the City of Ada web site Friday, February 18, 2022.

Council Members Present: Karen Hudson, Randy McFarlin, Bryan Morris, Guy Sewell

Council Members Absent: John Hargrave

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 (February 7, 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: None.**
7. **Written reports from departments.**

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

AYE: Hudson, McFarlin, Morris, Sewell

NAY: None

Motion Carried 4-0.

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 proposed amendments to City of Ada Code of Ordinances, Section 58-427, Planned Unit Development Authorized

City Manager Holcomb reported this agenda item had been tabled at the last council meeting to allow the Planning Commission to have more time to discuss possible amendments to the Code of Ordinances concerning PUD's at their meeting on February 17, 2022. Mr. Holcomb advised the Planning Commission did meet and took no action on this item.

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, and C-O, Office Commercial District, to C-1, Neighborhood Commercial District, Planned Unit Development for Retail Commercial Businesses, and declaring an emergency for the following described property:

Lots 36, 37, and 38 of County Club Place Addition to the City of Ada, Pontotoc County Oklahoma.

This property is located at the intersection of Arlington and Crownpoint.

(If passed, must consider Emergency Clause.)

The City Manager stated this was a re-zoning request from Tall Grass Capital, LLC, to rezone the described property at the southwest corner of Arlington and Crownpoint. The property is vacant with a portion of the property zoned C-0, Office Commercial and the other part zoned R-1, One Family. Mr. Holcomb stated the request from Tall Grass Capital is to rezone the property to C-1, Neighborhood Commercial, as a planned unit development, with the property being the proposed site for a drive-through coffee shop, and the construction of three suites for retail businesses.

Mr. Holcomb advised the Planning Commission voted to recommend to the City Council that the Council consider using existing ordinance pertaining to PUD's and to write into the proposed PUD plan any special requirements that they deem necessary for this specific rezoning item at Arlington and Crownpoint.

Council heard comments from those in attendance concerning the rezoning request. Those speaking were Mr. Benny Edwards, Mrs. Rita Edwards, Mrs. Alisa Mabry, Mrs. Cindy Stevens, Mr. Trey Edwards, and Mrs. Nancy Cheaper.

Mr. Greg Chansolme of Tall Grass Capital, LLC, addressed the Council, speaking of the plans for development of this property.

Motion was made by **Council Member Sewell**, seconded by **Council Member Morris** to enact **Ordinance No. 22-04, an ordinance providing for the re-zoning of certain property within the City of Ada, Oklahoma, from R-1, One-Family District, and C-O, Office Commercial District, to C-1, Neighborhood Commercial District, Planned Unit Development for Retail Commercial Businesses , and declaring an emergency**, contingent on the PUD being modified to include an increased fence height to 8 ft., and to include traffic improvements as discussed, with property for an extra lane provided by the property owner. Mayor McFarlin called for a vote taken with the following result:

AYE: Hudson, McFarlin, Morris, Sewell

NAY: None

Motion Carried 4-0.

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

AYE: Hudson, McFarlin, Morris, Sewell

NAY: None

Motion Carried 4-0.

Public hearing and discussion of and action on a resolution authorizing the use of certain property in an R-2, Two-Family District within the City of Ada, for a Use Permitted on Review in an R-2, Two-Family District, for a public student building on the following described property:

Lots 1, 2, 3, and 4 in Block 17 of the Hill Top Addition to the City of Ada, Pontotoc County, Oklahoma, and vacated alley between Block 16 and Block 17 of the Hill Top Addition.

This property is also known as 500 South Highland.

City Manager Holcomb reported this agenda item had been tabled at the February 7, 2022 council meeting. Mr. Holcomb reported the Planning Commission had recommended approval of the Use Permitted on Review for a student center at their meeting held on February 17, 2022.

Motion was made **Council Member Morris**, seconded by **Council Member Sewell** to adopt **Resolution No. 22-02A, a resolution authorizing the use of certain property in an R-2, Two-Family District within the City of Ada, for a Use Permitted on Review in an R-2, Two-Family**

District, for a public student building. Mayor McFarlin called for a vote taken with the following result:

AYE: Hudson, McFarlin, Morris, Sewell

NAY: None

Motion Carried 4-0.

Executive Session to discuss threatened or pending litigation [as provided in Title 25, Oklahoma Statutes, Section 307(B)(4)]

City Attorney Frank Stout advised it was not necessary to go into Executive Session.

Discussion of and action on settlement in City of Ada vs. Evan Smith and T & G Construction, Inc., Case No. CJ-2019-103, Pontotoc County District Court, and authorization for City Attorney to execute any documents to complete settlement

The City Attorney provided information concerning the settlement case of the City of Ada vs. Evan Smith and T & G Construction, concerning a pole damage incident at Main Street and Asa Road.

Motion was made by **Council Member Sewell**, seconded by **Council Member Hudson** to approve the settlement in City of Ada vs. Evan Smith and T & G Construction, Inc., Case No. CJ-2019-103, Pontotoc County District Court, and authorization for City Attorney to execute any documents to complete settlement. Mayor McFarlin called for a vote taken with the following result:

AYE: Hudson, McFarlin, Morris, Sewell

NAY: None

Motion Carried 4-0.

Reports by City Manager and/or City Staff

City Manager Holcomb reported the sidewalk widening on the south side of Wintersmith Park was almost complete.

Mr. Holcomb stated April 30, 2022 had been designated as National Clean-Up Day in Ada.

Persons to be heard on any matter not on the agenda

Mr. James Allen, 130 N. Country Club addressed the concerning traffic and an easement at 423 S. Highland.

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