

**CITY OF ADA  
REGULAR MEETING  
JUNE 21, 2021**

The Ada City Council met in a regular meeting, Monday, June 21, 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 Friday, June 18, 2021 at 1:30 p.m., and posting on the City of Ada web site Friday, June 18, 2021.

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

**Councilmen Absent:** Guy Sewell

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.

Mayor Landrum called for a moment of silence.

**Discussion of and action on Consent Agenda**

1. **Consideration of the Minutes (June 7, 2021 meeting).**
2. **Consideration of Request for FAA Approval of Agreement for Transfer of Entitlements, contingent on receiving same Agreement from City of Wilburton, Oklahoma in the same amount for Year 2021.**
3. **Consideration of supplemental appropriations or transfer of appropriations within the General Fund budget.**
4. **Consideration of supplemental appropriations or transfer of appropriations within the Sub-Funds to the General Fund budget.**
5. **Consideration of supplemental appropriations or transfer of appropriations within the Special Revenue Funds budget.**
6. **Consideration of supplemental appropriations or transfer of appropriations within the Other Funds budget.**
7. **Consideration of supplemental appropriation within the General Fund General Government budget for Fiscal Year 2021-2022 (EOC Office Renovations).**
8. **Consideration of supplemental appropriation within the Special Revenue Funds – 911 Emergency budget for Fiscal Year 2021-2022 (911 Radio Upgrade).**
9. **Consideration of receipt of committee/board recommendations and reports:**

**Tax Increment District Review Committee Minutes, June 2, 2021**

**10. Written reports from departments.**

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

AYE: Hargrave, Landrum, McFarlin, Morris

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.

**Conduct a public hearing regarding the proposed creation of Increment District No. 1, City of Ada and the Shops at Ada Economic Development Project Plan**

Mayor Landrum stated the Council was in public hearing regarding the proposed creation of Increment District No. 1, City of Ada and the Shops at Ada Economic Development Project Plan.

Mr. Nate Ellis, The Public Finance Law Group, addressed the Council concerning the meeting today of the Tax Increment District Review Committee, and their support of a resolution creating a "TIF District", known as the "Shops of Ada Economic Development Project Plan", that would bring a significant commercial development to the City of Ada. If approved, by the City Council, the "TIF" District" would encourage the prospective development by Burk Collins & Co., of up to approximately 21.77 acres on Lonnie Abbott Boulevard and west of N. Country Club Road, immediately to the north of Staples, Tinker Federal Credit Union, Fenton Ford of Ada, and Chick-Fil-A. north of Staples.

Mr. Burk Collins, of Burk Collins & Co., developer of the commercial development, "Shops at Ada", addressed the Council, stating his plans to construct an estimated 109,000 square feet of retail and commercial space over the next two years, along with a potential expansion of an additional 74,500 square feet of retail and commercial space over the following two years, a \$11,600,000.00 project.

Mr. Ellis explained the "Shops of Ada Economic Development Project Plan", is a \$11.6 million project, with proposed vendors as Ross, Marshall's, Dunham's Sporting Goods, Rack Room Shoes, and Burke's Outlet. The creation of a TIF District would allow for ninety percent of the general sales tax and ninety percent of the County's sales tax collected in this "TIF District" used to pay off the development of the "Shops of Ada Economic Development Project". Mr. Ellis stated the Committee had elected a fifteen-year term in their Resolution. Mr. Ellis stated the "TIF District" ends at the point the Development has been paid for.

Chairman of the Tax Increment District Review Committee, Randy McFarlin, also answered questions of the City Council concerning creation of the "TIF District"

Mr. Ellis, Mr. Collins, and Mr. Rickey Hayes of Retail Attractions, Inc., discussed with Council the data now available that shows the leakage of sales tax revenue going out of our community and to other cities.

Resident, Mr. James Smith addressed the Council concerning traffic control at the intersection of Lonnie Abbott Boulevard and North Country Road. The City Manager addressed his concerns.

There being no further discussion, Mayor Landrum ended the Public Hearing at 6:15 p.m.

**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:**

**All of Lot 16 in Block 4 of Arlington Addition to the City of Ada, Pontotoc County, Oklahoma.**

**This property is also known as 816 Arlington.**

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

City Manager Holcomb requested no action taken on this agenda item, per a request of the applicant.

**Discussion of and action on Agreement with Mid-America Telephone Company, Inc. (TDS Telecom) to provide Enhanced Emergency Number Service (E911) to their customers in Pontotoc County**

Motion was by **Councilman Morris**, seconded by **Councilman McFarlin** to approve Agreement with Mid-America Telephone Company, Inc. (TDS Telecom) to provide Enhanced Emergency Number Service (E911) to their customers in Pontotoc County. Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, McFarlin, Morris

NAY: None

Motion Carried 4-0.

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

City Manager Holcomb advised this agreement with the Ada Area Chamber of Commerce Foundation was approved in April regarding the Trail of Lights Christmas displays in Wintersmith Park. Mr. Holcomb stated the Foundation had requested a few changes made to the wording of the agreement, and the changes are included in their agenda packet.

Motion was made by **Councilman McFarlin**, seconded by **Councilman Morris** to approve Amended Agreement with Ada 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

NAY: None

Motion Carried 4-0.

**Discussion of and action on Contract for Services with Addiction & Behavioral Health Center, Inc.**

**Discussion of and action on Contract for Services with Family Crisis Center**

**Discussion of and action on Agreement with Kiwanis Club of Greater Ada**

**Discussion of and action on Contract and Agreement with McCall’s Chapel School, Inc.**

**Discussion of and action on Agreement with Pontotoc Animal Welfare Society, Inc.**

**Discussion of and action on Contract for Services with Unity Point Counseling and Resource Center, Inc. (formerly Ada Area Youth Shelter, Inc.)**

**Discussion of and action on Independent Contractor Agreement with Terry Swopes**

Mayor Landrum read the above agenda items ten through sixteen for Council’s action and approval.

Motion was made by **Councilman Morris**, approving agenda items ten through sixteen, as follows:

<b>Addiction &amp; Behavioral Health Center</b>	<b>\$ 3,295.00/ year</b>
<b>Family Crisis Center</b>	<b>\$ 3,575.00/ year</b>
<b>Kiwanis Club of Greater Ada</b>	<b>\$ 1,710.00/ year</b>
<b>McCall’s Chapel</b>	<b>\$21,387.00/ year</b>
<b>Pontotoc Animal Welfare Society, Inc.</b>	<b>\$52,950.00/ year</b>
<b>Unity Point Counseling (Youth Shelter)</b>	<b>\$10,000.00/ year</b>
<b>Terry Swopes (tennis)</b>	<b>\$ 1,500.00/ year</b>

The motion was seconded by **Councilman McFarlin**. Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, McFarlin, Morris

NAY: None

Motion Carried 4-0.

**Discussion of and action on Professional Services Proposal with LandPlan Consultants, Inc. for conceptual planning and grant preparation for the Wintersmith Park Land and Water Conservation Fund (LWCF) grant**

The City Manager discussed the Professional Services Proposal, explaining the scope of this project is to prepare a concept plan for the Amphitheater area in Wintersmith Park, and to also prepared the LWCF grant application. Mr. Holcomb advised the fixed fee for the project is \$29,895.00, with the Land and Water Conservation Grant proceeds would apply approximately \$2.4 million for the amphitheater area renovation and improvements, as well as dredging of Wintersmith Park Lake

Motion was made by **Councilman Hargrave**, seconded by **Councilman Morris** to approve the Professional Services Proposal with LandPlan Consultants, Inc. for conceptual planning and grant preparation for the Wintersmith Park Land and Water Conservation Fund (LWCF) grant. Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, McFarlin, Morris  
NAY: None  
Motion Carried 4-0.

**Discussion of and action on Cooperative Agreement with The Chickasaw Nation and Pontotoc County for the Landfill Road Project**

Mr. Holcomb advised the purpose of this agreement is to provide for subgrade preparation, cooperatively performed by Pontotoc County and the City of Ada, and for Pontotoc County to advertise and receive bids for the placement of a 4-inch asphalt overlay. The City Manager explained the overlay would consist of 1.75 miles on Landfill Road, located off of Highway 3W to County Road 3530, with both the County, the City and the Chickasaw Nation contributing funds toward the project.

Motion was made by **Councilman McFarlin**, seconded by **Councilman Hargrave** to approve Cooperative Agreement with The Chickasaw Nation and Pontotoc County for the Landfill Road Project. Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, McFarlin, Morris  
NAY: None  
Motion Carried 4-0.

**Discussion of and action on Change Order No. 2 to contract with Ramsey Ward Electric, Inc. for Water Treatment Plant Voltage Reduction Project**

City Engineer, Michael Wicker addressed the Council concerning the Change Order with Ramsey Ward Electric, an increase of \$3,500.00.

Motion was made by **Councilman Hargrave**, seconded by **Councilman Morris** to approve Change Order No. 2 to contract with Ramsey Ward Electric, Inc. for Water Treatment Plant Voltage Reduction Project. Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, McFarlin, Morris  
NAY: None  
Motion Carried 4-0.

**Discussion of and action on Task Order No. 3 for Professional Services with Delta Airport Consultants, Inc. to provide construction administration and resident project representative services for the construction of the Airport Terminal Apron – Phase II Project**

City Manager Holcomb requested no action on this Agenda Item.

**Discussion of and action on bids for mineral aggregate**

This City Manager reported sealed bids were received June 10, 2021 for mineral aggregate. Mr. Holcomb reported three bids were received, with City Staff recommending awarding the bid to Vulcan Materials, Co. for all three aggregates.

Motion was made by **Councilman McFarlin**, seconded by **Councilman Morris** to award the bid for mineral aggregate to Vulcan Materials, Mill Creek as the lowest responsible bid. Mayor Landrum called for a vote taken with the following result:

AYE: Hargrave, Landrum, McFarlin, Morris  
NAY: None  
Motion Carried 4-0.

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

The City Manager reported the Irving Community Center was open and operating inside, as well as outside for drive-thru meal pickups. The City Manager also stated the pools were operating to full capacity, and the new splash pad at Wintersmith Park also was being used by the public.

City Manager Holcomb also commended the Public Works staff for their many working projects across the City, asking the public to be patient with the crews in their efforts to make our City a better place.

#### **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 other business to come before the Ada City Council, Mayor Landrum adjourned the meeting and requested members reconvene as the governing body of the Ada Public Works Authority.

Attest:

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Sally Pool, City Clerk

\_\_\_\_\_  
Tre' Landrum, Mayor