

**CITY OF ADA
REGULAR MEETING
FEBRUARY 5, 2018**

The Ada City Council met in regular session, Monday, February 5, 2018 at 5:45 p.m. at City Hall in the Dr. Ray L. Stout City Council Chamber. Advanced public notice was given by posting the agenda on the City Hall bulletin boards on Friday, February 2, 2018 at 2:30 p.m.

Council Members Present: Tre' Landrum, Ben McFarlane, Randy McFarlin,
Bryan Morris, Guy Sewell

Council Members Absent: None

Mayor Sewell called the meeting to order at 5:45 p.m.

Mayor Sewell led the audience in the Pledge of Allegiance.

Mayor Sewell called for a moment of silence for personal introspection or prayer.

Discussion of and action on Consent Agenda

- 1. Consideration of the Minutes (January 16, 2018 meeting).**
- 2. Consideration of transfer of appropriations to the General Fund Recreation and Community Development budgets.**
- 3. Consideration of supplemental appropriation to the General Fund General Government budget.**
- 4. Consideration of supplemental appropriation to the Special Revenue Funds Street & Alley Fund budget.**
- 5. Consideration of Drainage (Stormwater Sewer) Easement from Harps Food Stores, Inc.**
- 6. Consideration of receipt of Oklahoma Department of Environmental Quality (ODEQ) Construction Permit No. WL000062170876 (Arbor Creek Development).**
- 7. Consideration of receipt of Oklahoma Department of Environmental Quality (ODEQ) Construction Permit No. SL000062170786 (Senior Citizens Center Sewer Extension).**
- 8. Consideration of receipt of committee/board recommendations and reports:**

Ada Metropolitan Area Planning & Zoning Commission Minutes, January 18, 2018
- 9. Written reports from departments.**

Motion was made by **Councilman Landrum** seconded by **Councilman McFarlin** to approve the Consent Agenda as presented. Mayor Sewell called for the vote recorded as follows:

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.

Discussion of and action on acceptance of annual audit for the fiscal year ended June 30, 2017

Mr. Dan Bledsoe of Finley & Cook addressed the Council concerning the annual audit of financial statements ending as of June 30, 2017. Mr. Bledsoe stated a “clean opinion” had been rendered in all areas, applauding Finance Director Donna Doolen for her efforts.

Motion was made by **Councilman McFarlin**, seconded by **Councilman McFarlane** to accept the annual audit for the fiscal year ended June 30, 2017. Mayor Sewell called for the vote recorded as follows:

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

Discussion of and action on request from Ryter Enterprises, LLC, for reduction of abatement lien on the following described property:

Lot 4 of the Moran Addition to the City of Ada, Pontotoc County, Oklahoma.

This property is also known as 314 West 3rd Street.

City Manager Holcomb reported a request for a lien reduction had been received by Ryter Enterprises, LLC for property located at 314 West 3rd. The City Manager stated the City had demolished an existing vacant house in February 1, 2016 and a lien had been filed on the property in the amount of \$4,411.97. Mr. Holcomb advised a new home is to be constructed on this lot by Ryter Enterprises, LLC.

City Manager advised this request falls within the guidelines as a **1(b)** for a vacant lot, new dwelling structure proposed. Reduction of the lien should be in the amount to bring the total due to no more than \$500.00 per lot. Reduction of the lien would be contingent on completion of construction of a new dwelling structure and issuance of Certificate of Occupancy.

Motion was made by **Councilman Landrum**, seconded by **Councilman McFarlane** to accept the request from Ryter Enterprises, LLC, for reduction of abatement lien on the property at 314 West 3rd Street, reduction of the lien should be in the amount due no more than \$500.00 per lot, contingent on the construction of a new dwelling structure and the issuance of Certificate of Occupancy. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, 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 C-1, Neighborhood Commercial District, Planned Unit Development, and declaring an emergency for the following described property:

All of Lots 5 and 6 in Block 1 of Norris Hills, a Subdivision of the NE/4 of Section 34, Township 4 North, Range 6 East.

This property is also known as 1425 and 1431 Arlington.

(If passed, must consider Emergency Clause.)

Mr. Holcomb presented the proposed ordinance for re-zoning the property at 1425 and 1431 Arlington with a Planned Unit Development attached. Mr. Holcomb reported Corning Properties was under contract to purchase these two lots along Arlington for the construction of a proposed Ophthalmology Clinic.

Motion was made by **Councilman Landrum**, seconded by **Councilman McFarlane** to enact **Ordinance No. 18-03, an ordinance providing for the re-zoning of certain property within the City of Ada, Oklahoma, from R-1, One-Family District, to C-1, Neighborhood Commercial District, Planned Unit Development, and declaring an emergency.** Mayor Sewell called for the vote recorded as follows:

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

Motion was made by **Councilman Landrum**, seconded by **Councilman McFarlane** to invoke the emergency clause. Mayor Sewell called for the vote recorded as follows:

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

Discussion of and action on Agreement for Professional Services with Willdan / Economists.com to update the Water, Wastewater and Solid Waste Rate Study completed in 2015

City Manager Holcomb provided information concerning the Agreement with Willdan/Economists.com, stating it is for the purpose of updating the cost of service study to include water, wastewater and solid waste services. The terms of Agreement will also include the updating of water, wastewater and solid waste rates with new information including budget, account, volume, debt service and capital improvement plan data, the future cost of acquiring additional water rates, and the adding of two new water supply wells with associated infrastructure.

Motion was made by **Councilman McFarlane**, seconded by **Councilman Landrum** to approve an Agreement for Professional Services with Willdan / Economists.com to update the Water, Wastewater and Solid Waste Rate Study completed in 2015, not to exceed \$25,000.00. Mayor Sewell called for the vote recorded as follows:

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

Discussion of and action on Letter of Agreement with REES Associates, Inc., to perform additional services for the new Senior Citizen Facility building, at a cost of \$52,230.00

Assistant City Manager Angie Dean reported Rees Associates, Inc. had been asked to provide several additional services for the design of the new Senior Citizens Center, at the cost of \$52,230.0.

Motion was made by **Councilman McFarlin**, seconded by **Councilman Landrum** to approve Letter of Agreement with Rees Associates, Inc., to perform additional services for the new Senior Citizen Facility building, at a cost of \$52,230.00. Mayor Sewell called for the vote recorded as follows:

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

Discussion of and action on acceptance of quote and approval of Agreement with First Light Lighting Systems of Tulsa for the retrofit of light fixtures using the 2018 OG&E rebates

City Manager Holcomb stated the City would like to take advantage of the rebates offered from OG&E for retrofitting the lighting fixtures in the City buildings to help with energy efficiency. The City Manager advised two quotes had been received for this project, stating the quotes do not include any of our new Penny Project facilities, only the older buildings. Mr. Holcomb also explained that City Hall is also not included, due to plans to remodel in the future.

Motion was made by **Councilman Landrum**, seconded by **Councilman McFarlane** to accept quote and approval of Agreement with First Light Lighting Systems of Tulsa for the retrofit of light fixtures using the 2018 OG&E rebates, as the lowest responsible bid for the City, with an initial cost of \$63,647.00, and after receiving OG&E rebates of \$13,667.00, a final not to exceed cost of \$49,980.00. Mayor Sewell called for the vote recorded as follows:

AYE Landrum, McFarlane, McFarlin, Morris, Sewell

NAY: None

Motion carried 5-0.

Reports by City Manager

Public Information Director, Lisa Bratcher, provided information about the Daddy/Daughter Dance to be held on Saturday, February 17, 2018. An update of the Silt Project at Wintersmith Lake and the upcoming season at the Sports Complex was discussed.

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 Sewell adjourned the meeting and requested members convene as the governing body of the Ada Public Works Authority.

Attest: Sally Pool, City Clerk

Guy Sewell, Mayor