

**CITY OF ADA  
REGULAR MEETING  
JANUARY 4, 2021**

The Ada City Council met in a regular meeting, Monday, January 4, 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 Wednesday, December 30, 2020 at 2:15 p.m., and posting on the City of Ada web site Wednesday, December 30, 2020.

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

**Councilmen Absent:** Ben McFarlane

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 (December 21, 2020 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:**  
**Ada Metropolitan Area Planning & Zoning Commission Minutes December 17, 2020**
7. **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: Landrum, 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.

**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, Planned Unit Development, to C-2, General Commercial District, and declaring an emergency for the following described property:**

**Lot 1, Block 2, Hoppe Addition; less and except; 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.**

**And Lot 3, Block 1, and Lot 2 less the N 98', of Block 1, all in the Hoppe Addition to the City of Ada, Pontotoc County, Oklahoma.**

**This property is located at the intersection of Lonnie Abbott Industrial Boulevard and Hoppe Boulevard.**

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

City Manager Cody Holcomb advised this is a request from Triple H Management, LLC, to rezone existing Neighborhood Commercial Property, Planned Unit Development, to General Commercial for existing and future general commercial uses. The City Manager advised this is the only property on either side of Lonnie Abbott between Country Club and Broadway that is not currently zoned C-2 or I-2 Light Industrial. Mr. Holcomb advised both City Staff and the Planning and Zoning Commission recommend approval of the applicant's request for rezoning.

Motion was made by **Councilman McFarlin**, seconded by **Councilman Sewell** to enact **Ordinance No. 21-01**, an ordinance providing for the re-zoning of certain property within the City of Ada, Oklahoma, from C-1, Neighborhood Commercial District, Planned Unit Development, to C-2, General Commercial District, and declaring an emergency. Mayor Landrum called for a vote taken with the following result:

AYE: Landrum, McFarlin, Morris, Sewell

NAY: None

Motion Carried 4-0.

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, McFarlin, Morris, Sewell

NAY: None

Motion Carried 4-0.

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

A part of the SE/4 of NE/4 of Section 3, Township 3 North, Range 6 East, more particularly described as follows: commencing at the Northwest Corner of the SE/4 of NW/4; thence N 89°25'25" E along the north line of the SE/4 of NW/4 a distance of 400.00 feet to the point of beginning; thence continuing N 89°25'75" E along said north line a distance of 89.00 feet; thence S 00°27'51" E a distance of 170.00 feet; thence N 89°25'15" E a distance of 253.97 feet; thence S 29°35'00" E a distance 56.38 feet to a point on the north right-of-way line of Robert S. Kerr Water Research Laboratory Road; thence S 60°25'00" W along said right-of-way line a distance of 373.35 feet to a point on the east right-of-way line of State Highway 3 & 99; thence S 44°32'53" W along a radial line a distance of 50.00 feet to a point on the centerline of State Highway 3 & 99; thence along said centerline on a curve to the left having a radius of 1,432.40 feet for a distance of 146.34 feet (Chord Bearing: N 48°22'43" W, Chord Distance: 146.28 feet); thence N 38°41'40" E along a radial line a distance of 50.00 feet to a point on the east right-of-way line of State Highway 3 & 99; thence N 34°07'00" E a distance of 120.00 feet; thence N 00°27'51" W a distance of 200.00 feet to the point of beginning, containing 1.88 acres, more or less.

This property is located at 1100 Craddock.

(If passed must consider Emergency Clause.)

City Manager Holcomb presented the request from 580 Property Solutions to rezone the property at 1100 Craddock for a medical marijuana dispensary or for other general commercial uses in an existing building. The City Manager advised the Planning and Zoning Commission recommended approval of the applicant's request for rezoning to C-2.

Ms. Harriette McKnight, 1009 S. Highland addressed the Council concerning questions she had pertaining to the re-zoning request.

Mr. Kevin Pinley representing 580 Property Solutions, property owner of 1100 Craddock, discussed the purchase of this property, why they requested the C-2 zoning, and also confirmed at this time there is no interest in establishing a medical marijuana dispensary at this property.

Motion was made by **Councilman Morris**, seconded by **Councilman Sewell** to enact **Ordinance No. 21-02, 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, McFarlin, Morris, Sewell

NAY: None

Motion Carried 4-0.

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

AYE: Landrum, 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 I-2, Light Industrial District, within the City of Ada, for a Use Permitted on Review in an I-2, Light Industrial District, for a medical marijuana grow, on the following described property:**

**The SW/4,SW/4, NE/4, Section 16, T4N, R6E, Pontotoc County, Oklahoma, Buildings #2, #6, #9, and #10 only.**

**This property is located at 3900 North Broadway (Buildings Nos. 2, 6, 9 and 10 only).**

The City Manager provided information on a request from Shari Pruitt for a Use Permitted on Review for a medical marijuana growing facility at 3900 North Broadway, in Buildings 2, 6, 7 and 10. Mr. Holcomb advised the Long-Range Plan indicates this area to be suitable for light industrial use, and the Planning and Zoning Commission recommended approval of this request.

Motion was made by **Councilman McFarlin**, seconded by **Councilman Morris** to adopt **Resolution No. 21-01A, a resolution authorizing the use of certain property in an I-2, Light Industrial District, within the City of Ada, for a Use Permitted on Review in an I-2, Light Industrial District, for a medical marijuana grow.** Mayor Landrum called for a vote taken with the following result:

AYE: Landrum, 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-1, One-Family District, within the City of Ada, for a Use Permitted on Review in an R-1, One-Family District, for a home hair salon, on the following described property:**

**Lot 7, Block 2 of Horn Heights Addition to the City of Ada, Pontotoc County, Oklahoma.**

**This property is located at 1318 South Stockton.**

Ms. Sara Folsom addressed the Council concerning her request for a Use Permitted on Review for a home hair salon at 1318 South Stockton.

Motion was made by **Councilman McFarlin**, seconded by **Councilman Morris** to adopt **Resolution No. 21-02A, a resolution authorizing the use of certain property in an R-1, One-Family District, within the City of Ada, for a Use Permitted on Review in an R-1, One-Family District, for a home hair salon.** Mayor Landrum called for a vote taken with the following result:

AYE: Landrum, McFarlin, Morris, Sewell

NAY: None

Motion Carried 4-0.

**Discussion of and action on the purchase of approximately 1,120 acres of water rights from Paul and Shari Morrison for the sum of \$336,000.00 (\$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:**

**W ½ SE ½ and W ½ NE ¼ SE ¼ and NE ¼ NE ¼ SE ¼ of Section 11, Township 1 North, Range 5 East in Pontotoc County, Oklahoma;**

**AND**

**Tract 1: Lots 1 and 2(aka N ½ NE ¼) and S ½ NE ¼ and SE ¼ and Lot 3(aka NE ¼ NW ¼) and E ½ SW ¼ SW ¼ and E ½ SE ¼ NW ¼ AND SW ¼ SE ¼ SW ¼ and E ½ SE ¼ SW ¼ and W ½ W ½ SW ¼ of Section 1;**

**Tract 2: E ½ SE ¼ and E ½ W ½ SE ¼ of Section 2;**

**Tract 3: SE ¼ SE ¼ and SE ¼ NE ¼ SE ¼ of Section 11;**

**Tract 4: NE ¼ of Section 14.**

**All in Township 1 North, Range 5 East, Pontotoc County, Oklahoma**

**AND**

**Tract 1: NE ¼ NW ¼ NW ¼ and E ½ W ½ and W ½ W ½ W ½ E ½, Section 12, Township 1 North, Range 5 East, containing 210 acres, M.O.L.**

**Total Acreage Being 1,120 Acres**

**(Funding from Water Development Fund)**

Motion was made by **Councilman Morris**, seconded by **Councilman Sewell** to approve the purchase of approximately 1,120 acres of water rights from Paul and Shari Morrison for the sum of \$336,000.00 (\$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: Landrum, McFarlin, Morris, Sewell

NAY: None

Motion Carried 4-0.

**Discussion of and action on the purchase of approximately 408 acres of water rights from Roy and Veva Morrison Ranch Corporation for the sum of \$122,400.00 (\$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:**

**Tract 1: NE ¼ NE ¼ and E ½ NW ¼ NE ¼ of Section 12;**

**Tract 2: E ½ W ½ W ½ E ½ and E ½ SW ¼ NE ¼ and SE ¼ NE ¼ and E ½ W ½ SE ¼ and E ½ SE ¼ Section 12;**

**LESS AND EXCEPT a 2-acre tract in the SE ¼ NE ¼ SE ¼ therefore particularly described as follows:**

**Beginning at SE/C of SE ¼ NE ¼ SE ¼ ; North 100 yds; West 100 yds; South 100 yds; East 100 yds to point of beginning; all in Section 12, Township 1 North, Range 5 East**

**Tract 3: All of Section 13, less and except the N ½ NW ¼ NW ¼**

**All in Township 1 North, Range 5 East, Pontotoc County, Oklahoma**

**Water Rights:**

**It is the intent of Grantor to convey all water rights in and under the above described premises EXCEPT 490 acres of water rights in S ½ and the NE ¼ and the SE ¼ SE ¼ NW ¼ of Section 13, Township 1 North, Range 5 East**

**Total Acreage Being 408 Acres**

**(Funding from Water Development Fund)**

Motion was made by **Councilman Morris**, seconded by **Councilman Sewell** to approve the purchase of approximately 408 acres of water rights from Roy and Veva Morrison Ranch Corporation for the sum of \$122,400.00 (\$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: Landrum, McFarlin, Morris, Sewell

NAY: None

Motion Carried 4-0.

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

There were no reports by City Manager Holcomb or City Staff.

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

Attest: Sally Pool, City Clerk

Tre' Landrum, Mayor