

CITY OF ADA REGULAR MEETING

Date: **September 2nd, 2025 5:45 p.m.** Location: **231 S. Townsend, Ada Ok**

**The Ada City Council met in the Dr. Ray L. Stout City Council Chamber.
Advanced public notice was given by posting the agenda on the City Hall
bulletin board and posting on the City of Ada web site on Friday, August
29th, 2025 at 1:13 p.m.**

1. The meeting of the Ada City Council was called to order by Vice-Mayor Vazquez
2. Roll call, declaration of a quorum being present.

Council Member- Holly Johnson	X	Vice Mayor- Yoli Vazquez	X
Council Member- Don Griffith	X	Mayor- Karen Hudson	A
Council Member- Doug Dow	X		

3. The audience was led in the Pledge of Allegiance by Vice-Mayor Vazquez
4. The audience was asked to observe a moment of silence by Vice-Mayor Vazquez
5. Discussion of and action on Consent Agenda:
 - a) Consideration of the Minutes (August 18, 2025, 5:45 pm meeting).
 - b) Consideration of supplemental appropriations or transfer of appropriations within the General Fund budget.
 - c) Consideration of supplemental appropriations or transfer of appropriations within the Sub-Funds to the General Fund budget.
 - d) Consideration of supplemental appropriations or transfer of appropriations within the Special Revenue Funds budget.
 - e) Consideration of supplemental appropriations or transfer of appropriations within the Other Funds budget.

- f) Discussion of and action on approval of hunting lease agreement with James Gatwood in the amount of \$10,000.00 per year for the following property:

The East Half (E/2) and the South Half of the Northwest Quarter (S/2 NW/4) and the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) and the East Half of the Northwest Quarter of the Northwest Quarter (E/2 NW/4 NW/4) and the Northwest Quarter of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4 NW/4) of Section 17; AND the North Half of the Northeast Quarter (N/2 NE/4) and the Southwest Quarter of the Northeast Quarter (SW/4 NE/4) and the Southeast Quarter of the Southeast Quarter of the Northeast Quarter (SE/4 SE/4 NE/4) and the West Half of the Southeast Quarter of the Northeast Quarter (W/2 SE/4 NE/4) and the East Half of the Southeast Quarter (E/2 SE/4) and the East Half of the West Half of the Southeast Quarter (E/2 W/2 SE/4) and the Northwest Quarter of the Northwest Quarter of the Southeast Quarter (NW/4 NW/4 SE/4) of Section 8; AND the South 264 feet of the Southwest Quarter (SW/4) and the South 264 feet of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter (SW/4 SW/4 SE/4) of Section 8; all in Township 1 North, Range 6 East; all property in Pontotoc County, Oklahoma (approximately 774 acres, more or less);

LESS AND EXCEPT the following tracts:

The East Half of the Northeast Quarter of the Southeast Quarter (E/2 NE/4 SE/4) of Section Seventeen (17), Township One (1) North, Range Six (6) East; (approximately 20 acres, more or less) and That part of the West Half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter (W/2 NW/4 NW/4 SW/4) of Section Sixteen (16), Township One (1) North, Range Six (6) East, lying West of the County Road; (approximately 1.22 acres, more or less); all property in Pontotoc County, Oklahoma; (Total leased tract containing approximately 752 acres, more or less.)

- g) Discussion of and action on approval of hunting lease agreement with Whit Industries, LLC, in the amount of \$3,400.00 per year for the following property:

The Northwest Quarter of the Northeast Quarter (NW/4 NE/4) and the North Half of the Southwest Quarter of the Northeast Quarter (N2/ SW/4 NE/4) and the Northwest Quarter of the Southeast Quarter of the Northeast Quarter (NW/4 SE/4 NE/4) of Section 4, Township 1 North, Range 6 East, containing 70 acres, more or less; AND the Northeast Quarter of the Northeast Quarter (Lot 1) and the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (NE/4 SE/4 NE/4) of Section 4, Township 1 North, Range 6 East, containing 50 acres, more or less; AND all that part of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section 34, Township 2 North, Range 6 East, lying South of the Public Highway, containing 7.1 acres, more or less; AND all that part of the West Half of the Southwest Quarter of the Southwest Quarter (W/2 SW/4 SW/4) of Section 34, Township 2 North, Range 6 East, lying South of the Public Highway, containing 19.7 acres, more or less; AND all of the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section 33, Township 2 North, Range 6 East, lying South of the Public Highway, containing 27.1 acres, more or less; (Total leased tract containing approximately 174 acres, more or less.)

- h) Discussion of and action on approval of hunting lease agreement with Roger Callison in the amount of \$9,200 per year for the following property:

The South Half of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter (S/2 NW/4 NE/4 NW/4) and the Southwest Quarter of the Northeast Quarter of the Northwest Quarter (SW/4 NE/4 NW/4) and the East Half of the Northwest Quarter of the Northwest Quarter (E/2 NW/4 NW/4) and the Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW/4 NW/4 NW/4) and the South Half of the Northwest Quarter (S/2 NW/4) and the South Half (S/2) of Section 3, and the South Half of the Southeast Quarter of the Northeast Quarter (S/2 SE/4 NE/4) and the East Half of the Southeast Quarter (E/2 SE/4) of Section 4, all in Township 1 North, Range 6 East, Pontotoc County, Oklahoma; (Total leased tract being approximately 545 acres, more or less.)

- i) Discussion of and action on approval of hunting lease agreement (bow only) with Whit Industries, LLC, in the amount of \$3,600.00 per year for the following property:

Tract 1: The W/2 W/2 NW/4, Section 35, Township 2 North, Range 6 East; and

The N/2 NE/4, less 7 acres in the NW/4 NE/4 lying and being North of Byrd's Mill Road, and the SE/4 NE/4, and the W/2 SE/4 SE/4, and the W/2 SE/4, and the E/2 SE/4 SW/4, and the SE/4 NE/4 SW/4, all in Section 34, Township 2 North, Range 6 East, less and except a tract of land heretofore conveyed to Leslie Farris by Warranty Deed, which deed is recorded in Book 828 at Page 289, and described as:

(a) A part of E/2 SE/4 SW/4 of Section 34, township 2 North Range 6 East, described as follows, to-wit: Beginning at a point on the Center line of County Road 215 feet West to Southeast corner of SE/4 SW/4 of Section 34, Township 2 North Range 6 East, thence due West 445 feet to the Southwest corner of SE/4 SE/4 SW/4; thence North 906 feet; thence East 646.8 feet to a point on the Center line of County Road, thence South 3 degrees 50 minutes West along center line County Road for a distance of 126.0 feet; thence South 17 degrees 31 minutes West for a distance of 546.8 feet; thence South 10 degrees 25 minutes West for a distance of 148.6 feet; thence South 30 degrees 18 minutes East for a distance of 115.4 feet to the point of beginning, containing 11 acres, more or less;

and less a tract of land heretofore conveyed to Leslie Farris by Warranty Deed recorded in Book 819 at Page 179 and described as:

(b) A part of the E/2 E/2 SW/4 of Section 34, Township 2 North, Range 6 East, more particularly described as follows, to-wit: Beginning at the Northwest corner of the SE/4 NE/4 SW/4 of Section 34, Township 2 North, Range 6 East; thence due East a distance of 505 feet to the Center line of County Road; thence South 12 degrees 20 minutes East along Center line of County Road for a distance of 765.9 feet;

thence South 3 degrees 50 minutes West along the Center line of County Road for a distance of 326.5 feet; thence due West to the West line of the NE/4 SE/4 SW/4 of Section 34, thence North for a distance of 1074 feet to the point of beginning, containing 15 acres, more or less.

Tract 2: The NE/4 SE/4 of Section 34, Township 2 North, Range 6 East; all tracts being in Pontotoc County, Oklahoma; (Total leased tracts being approximately 297 acres.)

- j) Discussion of and action on Amending previous contracts with Burns and McDonnell by adding an addendum with Exhibit G which is federally required language in contracts utilizing this specific type of grant funds.

Motion made by council member Johnson to approve the consent agenda. Motion seconded by council member Griffith. Vice-Mayor Vazquez called for a vote. City Clerk, Heather Heard called roll, and the result was as follows:

Aye:	Johnson, Dow, Griffith, Vazquez	Motion Carried:	4-0
Nay:			

6. Discussion of and action on items removed from the Consent Agenda.

No items removed from the Consent Agenda.

7. Presentation of Service Awards on behalf of the Ada Police Department to Officer Dause, Sergeant Martin, and Officer Power. (Presented by Tracy Jackson, Chief of Police)

Chief of Police, Tracy Jackson addressed the council recognizing members of the Ada Police Department for their service to our community.

Officer Levi Dause, Sergeant Ana Martin, and Officer Kyle Power all received lifesaving awards for their actions in serving the citizens of Ada. Officer Power also received the Valor Award for his service to the community.

Council Member Griffith thanked the Ada Police Department and its officers for their dedication and service.

8. Discussion of and action on reappointment(s) to the Ada Municipal Planning Commission. (Presented by Staci Bungard, Community Development Director)

Staci Bungard, Community Development Director addressed the council on the recommendation for reappointment of Dale Rex to the Ada Municipal Planning Commission. His term would expire in 2028.

Motion made by council member Johnson to approve the reappointment of Dale Rex to the Ada Municipal Planning Commission. His term would expire in 2028. Motion seconded by council member Dow. Vice-Mayor Vazquez called for a vote. City Clerk, Heather Heard called roll, and the result was as follows:

Aye:	Johnson, Dow, Griffith, Vazquez	Motion Carried:	4-0
Nay:			

9. Discussion of and action on reappointment(s) to the Ada Zoning Board of Adjustment. (Presented by Staci Bungard, Community Development Director)

Staci Bungard, Community Development Director addressed the council on the reappointment of Terry Scott and Russ Gurley to the Ada Zoning Board of Adjustment. Terms will expire in 2028.

Motion made by council member Johnson to approve the reappointment of Terry Scott and Russ Gurley to the Ada Zoning Board of Adjustment. Terms will expire in 2028. Motion seconded by council member Griffith. Vice-Mayor Vazquez called for a vote. City Clerk, Heather Heard called roll, and the result was as follows:

Aye:	Johnson, Dow, Griffith, Vazquez	Motion Carried:	4-0
Nay:			

10. **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-O PUD, Office Commercial District Planned Unit Development to C-1, General Commercial District, and Declaring an Emergency. (Presented by Staci Bungard, Community Development Director)**

A part of the West 160 feet of Tract 2, Hillsdale Estates Suburban Townsite to the City of Ada, Oklahoma, more particularly described as follows, to wit: Beginning at a point 464 feet North and 30 feet East of the Southwest corner of Tract 2, Hillsdale Estates Suburban Townsite to the City of Ada; thence North along East line of Webb Avenue a distance of 89.9 feet to a point on the chord line North line of Tract 2; thence N77°42'00"E a distance of 133 feet; thence South a distance of 117.68 feet; thence West a distance of 130 feet to the point of beginning.

This property is known as 2801 Arlington.

(If passed, must consider Emergency Clause.)

Staci Bungard, Community Development Director, addressed the council on the rezoning request for the donut shop to be relocated from the area on Lonnie Abbott that was destroyed during the tornado to the new location at 2801 Arlington. Staff recommend approval and the request is located on a major street network with several C-1 properties in the area. The parcel was rezoned previously for commercial use office space. Increased traffic in the area should be noted.

Council Member Vazquez and Council Member Johson expressed concern for the traffic on Arlington and the safety with increased traffic in the area.

Council Member Vazquez asked about the ODOT property where the exit is located. Ms. Bungard advised that the area owned by ODOT was an existing egress location. Council Member Vazquez asked about the uses that are acceptable under the C-1 status and Ms. Bungard read a list of the types of business' allowed under this status.

JR Ean, 903 Magnolia Drive addressed the council as the applicant in favor of this item and the desire to remain in Ada and relocate the donut shop to this location.

Dr. Bruce Dennis, 409 Wisteria Way addressed the council as the owner of the adjacent property in favor of this rezoning application.

Motion made by council member Griffith. to approve an ordinance providing for the re-zoning of certain property within the City of Ada, Oklahoma from C-O PUD, Office Commercial District Planned Unit Development to C-1, General Commercial District, and Declaring an Emergency. A part of the West 160 feet of Tract 2, Hillsdale Estates Suburban Townsite to the City of Ada, Oklahoma, more particularly described as follows, to wit: Beginning at a point 464 feet North and 30 feet East of the Southwest corner of Tract 2, Hillsdale Estates Suburban Townsite to the City of Ada; thence North along East line of Webb Avenue a distance of 89.9 feet to a point on the chord line North line of Tract 2; thence N77°42'00"E a distance of 133 feet; thence South a distance of 117.68 feet; thence West a distance of 130 feet to the point of beginning. This property is known as 2801 Arlington. Motion seconded by council member Dow. Vice-Mayor Vazquez called for a vote. City Clerk, Heather Heard called roll, and the result was as follows:

Aye:	Dow, Griffith	Motion Failed:	2-2
Nay:	Johnson, Vazquez		

11. 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 Residential District to C-2 PUD, General Commercial District Planned Unit Development and Declaring an Emergency. (Presented by Staci Bungard, Community Development Director)

The Southwest Quarter of the Southeast Quarter of the Southeast Quarter (SW/4 SE/4 SE/4) of Section 3, Township 3 North, Range 6 East, containing 10 acres, more or less, in Pontotoc County, State of Oklahoma. This property is known as 2100 Ahloso Road

Staci Bungard, Community Development Director addressed the council on the proposed re-zoning request for 2100 Ahloso Road for the use as a dog grooming and kennels with living quarters. C-2 zoning is the only one that will allow dog kennels, and staff recommends the approval of this item. It meets the standards of the long-range plan and there was no opposition to this item.

Motion made by council member Dow to approve Ordinance 25-11 providing for the re-zoning of certain property within the City of Ada, Oklahoma from R-1, One-Family Residential District to C-2 PUD, General Commercial District Planned Unit Development and Declaring an Emergency. The Southwest Quarter of the Southeast Quarter of the Southeast Quarter (SW/4 SE/4 SE/4) of Section 3, Township 3 North, Range 6 East, containing 10 acres, more or less, in Pontotoc County, State of Oklahoma. This property is known as 2100 Ahloso Road. Motion seconded by council member Johnson. Vice-Mayor Vazquez called for a vote. City Clerk, Heather Heard called roll, and the result was as follows:

Aye:	Johnson, Dow, Griffith, Vazquez	Motion Carried:	4-0
Nay:			

(If passed, must consider Emergency Clause.)

Motion made by council member Johnson to invoke the emergency clause. Motion seconded by council member Dow. Vice-Mayor Vazquez called for a vote. City Clerk, Heather Heard called roll, and the result was as follows:

Aye:	Johnson, Dow, Griffith, Vazquez	Motion Carried:	4-0
Nay:			

12. Public Hearing and Discussion of and Action on a Resolution authorizing the use of certain property within the C-2 PUD, General Commercial Planned Unit Development District for a Use Permitted on Review for a dwelling unit in an existing commercial building. (Presented by Staci Bungard, Community Development Director)

The Southwest Quarter of the Southeast Quarter of the Southeast Quarter (SW/4 SE/4 SE/4) of Section 3, Township 3 North, Range 6 East, containing 10 acres, more or less, in Pontotoc County, State of Oklahoma.

This property is known as 2100 Ahloso Road.

Motion made by council member Dow to approve Resolution 25-11A authorizing the use of certain property within the C-2 PUD, General Commercial Planned Unit Development District for a Use Permitted on Review for a dwelling unit in an existing commercial building. The Southwest Quarter of the Southeast Quarter of the Southeast Quarter (SW/4 SE/4 SE/4) of Section 3, Township 3 North, Range 6 East, containing 10 acres, more or less, in Pontotoc County, State of Oklahoma. This property is known as 2100 Ahloso Road. Motion seconded by council member Griffith. Vice-Mayor Vazquez called for a vote. City Clerk, Heather Heard called roll, and the result was as follows:

Aye:	Johnson, Dow, Griffith, Vazquez	Motion Carried:	4-0
Nay:			

13. Discussion of and action on an Ordinance Amending Section 2-64, titled "Salaries Generally", of the Code of Ordinances of the City of Ada, Oklahoma and declaring an emergency. (Presented by Tommy Eaton, City Manager)

City Manager, Tommy Eaton addressed the council on the changes to the Salary Ordinance reflecting the 2 additional positions and level increase for 2 positions. his is an amendment to the current salary ordinance that allows for the following changes:

Addition of Utilities Director position in Level 11. The Utilities Department is now managing all customer service and billing for all utilities including water, sewer, trash, grapple services, and bulk water. Customer service related to trash, grapple services, and bulk water were previously handled at Public Works. Currently, the Utilities Department is managed by an Office Manager. Staff recommend a new position of Utilities Director in Level 11.

Addition of Community Action Coordinator position in Level 10. This position will be 100% funded by Opioid Settlement Funds.

Addition of Diversion and Compliance Legal Counsel in Level 13. This is a new position that will serve as the Prosecutor for the new Community Action Initiative that includes a Diversion Court. This position will be partially funded by the Opioid Settlement Fund.

Addition of Parks and Recreation Director in Level 14. Omission of Parks and Recreation Director in Level 13.

Motion made by council member Johnson to approve Ordinance 25-13 Amending Section 2-64, titled "Salaries Generally", of the Code of Ordinances of the City of Ada, Oklahoma and declaring an emergency. Motion seconded by council member Vazquez. Vice-Mayor Vazquez called for a vote. City Clerk, Heather Heard called roll, and the result was as follows:

Aye:	Johnson, Dow, Griffith, Vazquez	Motion Carried:	4-0
Nay:			

(If passed, must consider Emergency Clause.)

Motion made by council member Johnson to invoke the emergency clause. Motion seconded by council member Griffith. Vice-Mayor Vazquez called for a vote. City Clerk, Heather Heard called roll, and the result was as follows:

Aye:	Johnson, Dow, Griffith, Vazquez	Motion Carried:	4-0
Nay:			

14. Discussion of and action on Right of Way Access Agreement with Trace Fiber Networks, LLC. (Presented by Frank Stout, City Attorney)

Motion made by council member Johnson to approve the Right of Way Access Agreement with Trace Fiber Networks, LLC. Motion seconded by council member Dow. Vice-Mayor Vazquez called for a vote. City Clerk, Heather Heard called roll, and the result was as follows:

Aye:	Johnson, Dow, Griffith, Vazquez	Motion Carried:	4-0
Nay:			

15. Discussion of and action on approval of an Oklahoma Department of Aerospace and Aeronautics (ODAA) grant for design, construction and contract administration of a partial parallel taxiway (Parallel Taxiway B) at Ada Regional Airport and authorization for City Manager to execute future documents related to said grant. (Presented by Shelly Williams, Engineering Director)

Shelly Williams, Engineering Director addressed the council on the FAA grant previously approved. This is the next step in the process for 2.5 % and the City Match is 2.5%. This is part of the East Side Development project and the final step in this grant opportunity.

Motion made by council member Johnson to approve the Oklahoma Department of Aerospace and Aeronautics (ODAA) grant for design, construction and contract administration of a partial parallel taxiway (Parallel Taxiway B) at Ada Regional Airport and authorization for City Manager to execute future documents related to said grant. Motion seconded by council member Dow Vice-Mayor Vazquez called for a vote. City Clerk, Heather Heard called roll, and the result was as follows:

Aye:	Johnson, Dow, Griffith, Vazquez	Motion Carried:	4-0
Nay:			

16. Reports by City Manager and/or City Staff.

Lisa Bratcher, Public Information Director addressed the council on the ODOT project for State Hwy 1 with both directions narrowed to one lane until 2026. The swimming pools have closed for the summer, and the splash pads will remain open for a few more weeks.

City Manager, Tommy Eaton stated that the JACK payment Kiosk for utilities is working well. There were 444 payments made in august using the system and 126 of those were made after hours, decreasing the cutoffs by 30-40%

17. Persons to be heard on any matter not on the agenda.

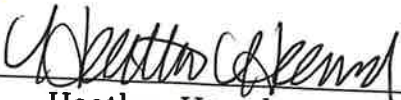
No persons to be heard on any matter, not on the agenda.


18. Adjournment.

With no further business, the meeting of the Ada City Council adjourned at 6:30 p.m.



Attest:


Heather Heard, City Clerk


Karen Hudson, Mayor

