



## CITY OF ADA REGULAR MEETING

Date: **March 2, 2026 5:45 PM**

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 website on Friday, February 27, 2026, at 3:25 p.m.**

1. The meeting of the Ada City Council was called to order by Mayor Karen Hudson at 5:45 p.m.
2. Roll call, declaration of a quorum being present.

<b>Council Member — Holly Johnson</b>	<b>X</b>	<b>Vice Mayor — Yoli Vazquez</b>	<b>X</b>
<b>Council Member — Don Griffith</b>	<b>A</b>	<b>Mayor — Karen Hudson</b>	<b>X</b>
<b>Council Member — Doug Dow</b>	<b>X</b>		

3. The audience was led in the Pledge of Allegiance by Mayor Hudson.
4. The audience was asked to observe a moment of silence by Mayor Hudson.
5. Discussion of and action on Consent Agenda.
  - a. Consideration of the Minutes (February 17, 2026, 5:45 pm regularly scheduled meeting and February 19, 2026, 2:00 pm Special Called meeting).
  - b. Consideration of supplemental appropriations or transfer of appropriations within the General Fund budget.
    - 1) Request to transfer funds from the General Fund's Contingency to the City Attorney's budget for the expenses related to the new Assistant City Attorney position.
  - 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.

<b>Motion made by Council Member Johnson to approve the Consent Agenda. Motion seconded by Vice Mayor Vazquez. Mayor Hudson called for a vote. City Clerk Stephanie Nantz called roll, and the result was as follows:</b>			
<b>Aye:</b>	<b>Johnson, Dow, Vazquez, Hudson</b>	<b>Motion Carried</b>	<b>4-0</b>
<b>Nay:</b>			

6. Presentations.

- a. Acknowledgment of resignation of Don Griffith as Councilmember and appreciation for service as Councilmember.

**Mayor Hudson presented Don Griffith with a plaque, expressing gratitude for his service as a council member.**

**Don Griffith then addressed the council, extending his thanks.**

**City Manager Tommy Eaton also thanked Don Griffith for his support and contributions to the city council.**

- b. Presentation and discussion with East Central University President Wendell Godwin regarding the ASAP scholarship program.

**Wendell Godwin, President of East Central University (ECU), presented updates to the council regarding ECU. He discussed the new Dan Hayes STEM Center, which broke ground in June 2025 and is scheduled to open in July 2026. ECU has been rated as the best value for higher education by Research.com, and enrollment has increased by 9.3 percent. Godwin highlighted the Ada Student Attraction Program (ASAP), which targets both the Fall and Spring semesters and aims to attract students from outside the Ada area to live on campus by offering scholarships. Last year, ECU awarded 75 ASAP scholarships. He requested approval for a \$150,000.00 recharge for the ASAP program.**

7. Discussion of and action on Regular Agenda

- a. Discussion of and action on acceptance of annual audit for the fiscal year ended June 30, 2025.

**Chance Allison, CPA with Finley and Cook presented the annual audit report for the City of Ada to the council. The audit was clean and unmodified, with no deficiencies or weaknesses identified. No**

adjustments were necessary, and no fraud was detected. He expressed his gratitude to the City of Ada staff for their assistance. City Manager Tommy Eaton also extended his thanks to the Finance Department and city department heads for their contributions to the audit process.

<b>Motion made by Vice Mayor Vazquez to approve the annual audit for the fiscal year ending June 30, 2025. Motion seconded by Council Member Johnson. Mayor Hudson called for a vote. City Clerk Stephanie Nantz called roll, and the result was as follows:</b>			
<b>Aye:</b>	<b>Johnson, Dow, Vazquez, Hudson</b>	<b>Motion Carried</b>	<b>4-0</b>
<b>Nay:</b>			

b. Discussion of and action of a preliminary plat for Durango Estates Addition to the City of Ada, Oklahoma.

Community Development Director, Staci Bungard, presented to the council the preliminary plat approval for Durango Estates, submitted by applicant Marvin Yee. The development covers 1.398 acres and includes 8 lots designated for single-family homes. The property is currently zoned R-1, One-Family District, and will remain zoned for single-family use. The applicant intends to use private water and sewer lines for the development. Staff recommends approval.

Mayor Hudson inquired about the private status of the water and sewer lines and the potential future use of City of Ada utilities. Bungard confirmed that the lines are currently private and emphasized that the landowner must decide upfront whether to maintain private utilities.

Council Member Dow queried about the existing metal building on the property. Bungard explained it is a non-conforming structure and can only be used as an accessory building unless converted or demolished. Dow also raised concerns about the potential impact on property values, to which Bungard responded affirmatively that it would be considered.

Addressing traffic concerns on Tower Road, Dow asked whether the speed limit could be reviewed due to safety concerns involving animals and children. Bungard stated that the Safety and Traffic Board could evaluate the speed limit, and the police and fire departments could also assess the area.

Mayor Hudson questioned if mobile homes are permitted within city limits. Bungard clarified that the current mobile homes are non-conforming, and the landowner plans to remove them. When asked about the size of the new homes, Bungard stated each would be approximately 900 square feet.

Council Member Dow inquired about driveway access, questioning whether connections must be made to Tower Road or if alternative access through the back of the property was possible. Bungard noted that exploring a different design could be feasible, but the landowner preferred not to make changes.

**Mayor Hudson asked about the process if the plat is approved and the owner meets all requirements, but things do not work out. Bungard assured that the Community Development department would monitor compliance with all rules and regulations.**

**Attorney Frank Stout requested clarification on two staff conditions and whether the owner was aware. Bungard confirmed that the owner had been informed of the conditions, which were based on the January 29th meeting with PRT, along with the additional tract that will be to the east.**

**Jeremy Moody, 724 Tower Road, addressed the council to oppose the plat approval, stating concerns with traffic safety.**

**Sharon Keeling, 321 E 16th, addressed the council to oppose the plat approval, stating concerns with traffic safety and perceived overcrowding of houses on one lot.**

**Melissa Beale, on behalf of her grandfather, residing on Tower Road, addressed the council to oppose the plat approval citing concerns about the perceived overcrowding of houses on one lot.**

**Mayor Hudson inquired if the current lot would be cleaned up, to which Bungard affirmed the owner's intention to remove all existing structures.**

**Council Member Dow asked if the landowner would be visiting soon, and Bungard replied that he was invited to the council meeting but did not attend.**

<b>Motion made by Vice Mayor Vazquez to approve the preliminary plat for Durango Estates Addition on the condition of the comments made on January 29<sup>th</sup> by PRT and that an additional tract needs to be established. Motion seconded by Council Member Johnson. Mayor Hudson called for a vote. City Clerk Stephanie Nantz called roll, and the result was as follows:</b>			
<b>Aye:</b>	<b>Johnson, Vazquez, Hudson</b>	<b>Motion Carried</b>	<b>3-1</b>
<b>Nay:</b>	<b>Dow</b>		

- c. 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 A-2, Suburban District to R-1, One-Family District and declaring emergency for the following described property:

**TRACT 1: A PART OF THE W/2 OF W/2 OF NE/4 OF SE/4 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 6 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 700 FEET SOUTH OF THE NORTHWEST CORNER OF SAID W/2 OF W/2 OF NE/4 OF SE/4 OF SECTION 26; THENCE SOUTH A DISTANCE OF 100 FEET; THENCE EAST A DISTANCE OF 140 FEET; THENCE NORTH A DISTANCE OF 100 FEET; THENCE WEST A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING.**

**AND**

TRACT 2: A PART OF THE W/2 OF W/2 OF NE/4 OF SE/4 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 6 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 800 FEET SOUTH OF THE NORTHWEST CORNER OF SAID W/2 OF W/2 OF NE/4 OF SE/4 OF SECTION 26; THENCE SOUTH A DISTANCE OF 100 FEET; THENCE EAST A DISTANCE OF 140 FEET; THENCE NORTH A DISTANCE OF 100 FEET; THENCE WEST A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING.

The property is generally located at 1001 Wolfe Lane.

(If passed, must consider Emergency Clause.)

**Planning and Zoning Coordinator, Lexie Baker, addressed the council regarding the approval of the property located at 1001 Wolfe Lane, proposed to be rezoned from A-2, Suburban District to R-1, One-Family District, as submitted by the applicant, MZ Construction. The property consists of two parcels totaling approximately 14,000 square feet. The applicant intends to divide each parcel into 7,000 sq ft lots for the construction of single-family homes. This development is expected to have a minimal impact on the existing neighborhood, and staff recommend its approval.**

<b>Motion made by Council Member Johnson to approve Ordinance 26-06 providing for the re-zoning of certain property within the City of Ada, Oklahoma from A-2, Suburban District to R-1, One-Family District and declaring emergency for property located at 1001 Wolfe Lane. Motion seconded by Council Member Dow. Mayor Hudson called for a vote. City Clerk Stephanie Nantz called roll, and the result was as follows:</b>			
<b>Aye:</b>	<b>Johnson, Dow, Vazquez, Hudson</b>	<b>Motion Carried</b>	<b>4-0</b>
<b>Nay:</b>			

*Emergency Clause*

<b>Motion made by Council Member Johnson to approve the Emergency Clause. Motion seconded by Vice Mayor Vazquez Mayor Hudson called for a vote. City Clerk Stephanie Nantz called roll, and the result was as follows:</b>			
<b>Aye:</b>	<b>Johnson, Dow, Vazquez, Hudson</b>	<b>Motion Carried</b>	<b>4-0</b>
<b>Nay:</b>			

d. 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 R-2, Two-Family District and declaring emergency for the following described property:

The east 44 feet of Lot 7, Block 13 of Daggs Addition, Pontotoc County, Oklahoma.

This property is generally located at 729 W 13th Street and 729 1/2 W 13th Street.

(If passed, must consider Emergency Clause.)

**Planning and Zoning Coordinator Lexie Baker addressed the council regarding the rezoning application submitted by ABCD Ventures, LLC. The application requests a change from R-1, One-Family District, to R-2, Two-Family District for the property located at 729 W 13th Street and 729 1/2 W 13th Street. The rezoning is requested to comply with existing City Codes. Staff recommends approval.**

**Mayor Hudson inquired if the lot was sufficient to accommodate two dwellings. Baker confirmed that it was and mentioned that a minimum requirement is a variance request.**

**Council Member Johnson inquired whether the landowner was constructing a new development or simply aiming to achieve compliance. Baker confirmed that they are indeed working towards compliance.**

**Council Member Dow asked about the size of the property. Baker responded that the neighborhood plans designate the area for low-density use and indicate that low-density multiple-family developments are suitable for this area.**

<b>Motion made by Council Member Dow to approve Ordinance 26-07 providing for the re-zoning of certain property within the City of Ada, Oklahoma from R-1, One-Family District to R-2, Two-Family District and declaring emergency for property is generally located at 729 W 13th Street and 729 1/2 W 13th Street. Motion seconded by Mayor Hudson. Mayor Hudson called for a vote. City Clerk Stephanie Nantz called roll, and the result was as follows:</b>			
<b>Aye:</b>	<b>Johnson, Dow, Vazquez, Hudson</b>	<b>Motion Carried</b>	<b>4-0</b>
<b>Nay:</b>			

*Emergency Clause*

<b>Motion made by Council Member Dow to approve the Emergency Clause. Motion seconded by Vice Mayor Vazquez Mayor Hudson called for a vote. City Clerk Stephanie Nantz called roll, and the result was as follows:</b>
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<b>Aye:</b>	<b>Johnson, Dow, Vazquez, Hudson</b>	<b>Motion Carried</b>	<b>4-0</b>
<b>Nay:</b>			

8. Executive session for discussion of employment of the City Manager [as provided in Title 25, Oklahoma Statutes, Section 307(B)(1)].

**This item was skipped and put at the bottom of the agenda.**

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

**Public Information Director, Lisa Bratcher, addressed the council about the new City of Ada website, adaok.com. She announced that recreation pool party rentals are now available to the public online and have already generated over \$20,000.00. The Ada Police Department is currently seeking participants for the Citizens Police Academy, which begins on March 26, and they are planning the upcoming Ada Police Department Block Party on May 2, coinciding with the opening of the Farmer's Market.**

**City Manager Tommy Eaton announced that the City of Ada has been recognized as a Tree City USA for 31 years of exemplary tree management by the Parks Department. Together with Mayor Hudson, the mayor read the official proclamation acknowledging this significant achievement.**

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

**Dobber Bingaman, 1805 Anderson Ct, addressed the council to express gratitude to its members. He also conveyed concerns from the seniors in Ada regarding the current television company discontinuing the local weather channel.**

<b>Motion made by Council Member Johnson to recess the meeting of the Ada City Council. Motion seconded by Vice Mayor Vazquez. Mayor Hudson called for a vote. City Clerk Stephanie Nantz called roll, and the result was as follows:</b>			
<b>Aye:</b>	<b>Johnson, Dow, Vazquez, Hudson</b>	<b>Motion Carried</b>	<b>4-0</b>
<b>Nay:</b>			

**The meeting of the Ada City Council recessed at 7:10 p.m.**

<b>Motion made by Council Member Johnson to reconvene the meeting of the Ada City Council. Motion seconded by Vice Mayor Vazquez. Mayor Hudson called for a vote. City Clerk Stephanie Nantz called roll, and the result was as follows:</b>			
<b>Aye:</b>	<b>Johnson, Dow, Vazquez, Hudson</b>	<b>Motion Carried</b>	<b>4-0</b>
<b>Nay:</b>			

**The meeting of the Ada City Council reconvened at 7:14 p.m.**

8. Executive session for discussion of employment of the City Manager [as provided in Title 25, Oklahoma Statutes, Section 307(B)(1)].

<b>Motion made by Council Member Johnson to enter Executive Session. Motion seconded by Council Member Dow. Mayor Hudson called for a vote. City Clerk Stephanie Nantz called roll, and the result was as follows:</b>			
<b>Aye:</b>	<b>Johnson, Dow, Vazquez, Hudson</b>	<b>Motion Carried</b>	<b>4-0</b>
<b>Nay:</b>			

**The meeting of the Ada City Council entered executive session at 7:15 p.m.**

<b>Motion made by Council Member Johnson to reconvene from Executive Session. Motion seconded by Vice Mayor Vazquez. Mayor Hudson called for a vote. City Clerk Stephanie Nantz called roll, and the result was as follows:</b>			
<b>Aye:</b>	<b>Johnson, Dow, Vazquez, Hudson</b>	<b>Motion Carried</b>	<b>4-0</b>
<b>Nay:</b>			

**The meeting of the Ada City Council reconvened from Executive Session at 7:36 p.m.**

11. Adjournment.

**The meeting of the Ada City Council adjourned at 7:36 p.m.**

Attest:

Stephanie Nantz  
Stephanie Nantz, City Clerk

Karen Hudson  
Karen Hudson, Mayor



