

CITY OF ADA COUNCIL AGENDA

Dr. Ray L. Stout City Council Chamber
City Hall - 231 South Townsend

Monday, January 4, 2021

5:45 p.m.

If special interpretive services are needed, please contact the City Manager's office no later than 9:00 a.m. on December 31, 2020.

1. Call to order.
2. Pledge of Allegiance.
3. Invocation.
4. Discussion of and action on Consent Agenda.
5. Discussion of and action on items removed from the Consent Agenda.
6. 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.)

7. 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 Cradduck.

(If passed must consider Emergency Clause.)

8. 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).

9. 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.

10. 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 $\frac{1}{2}$ SE $\frac{1}{2}$ and W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 1 North, Range 5 East in Pontotoc County, Oklahoma;

AND

Tract 1: Lots 1 and 2(aka N $\frac{1}{2}$ NE $\frac{1}{4}$) and S $\frac{1}{2}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ and Lot 3(aka NE $\frac{1}{4}$ NW $\frac{1}{4}$) and E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ and E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ and E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 1;

Tract 2: E $\frac{1}{2}$ SE $\frac{1}{4}$ and E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 2;

Tract 3: SE $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11;

Tract 4: NE $\frac{1}{4}$ of Section 14.

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

AND

Tract 1: NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ and E $\frac{1}{2}$ W $\frac{1}{2}$ and W $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$, 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)

11. 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 $\frac{1}{4}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12;

Tract 2: E $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$ and E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ and E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 12;

LESS AND EXCEPT a 2-acre tract in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ thereof, more particularly described as follows:

Beginning at SE/C of SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$; 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 $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$

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 $\frac{1}{2}$ and the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13, Township 1 North, Range 5
East

Total Acreage Being 408 Acres

(Funding from Water Development Fund)

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

13. Persons to be heard on any matter not on the agenda.
14. Adjournment.

ADA PUBLIC WORKS AUTHORITY AGENDA

Date: Monday, January 4, 2021

Time: Immediately following adjournment of Ada City Council meeting.

1. Call to order.
2. Discussion of and action on Consent Agenda.
3. Discussion of and action on items removed from the Consent Agenda.
4. 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 $\frac{1}{2}$ SE $\frac{1}{2}$ and W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 1 North, Range 5 East in Pontotoc County, Oklahoma;

AND

Tract 1: Lots 1 and 2 (aka N $\frac{1}{2}$ NE $\frac{1}{4}$) and S $\frac{1}{2}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ and Lot 3 (aka NE $\frac{1}{4}$ NW $\frac{1}{4}$) and E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ and E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ and E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 1;

Tract 2: E $\frac{1}{2}$ SE $\frac{1}{4}$ and E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 2;

Tract 3: SE $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11;

Tract 4: NE $\frac{1}{4}$ of Section 14.

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

AND

Tract 1: NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ and E $\frac{1}{2}$ W $\frac{1}{2}$ and W $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$, Section 12, Township 1 North, Range 5 East, containing 210 acres, M.O.L.

Total Acreage Being 1120 Acres

(Funding from Water Development Fund)

5. 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 $\frac{1}{4}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12;

Tract 2: E $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$ and E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ and E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 12;

LESS AND EXCEPT a 2-acre tract in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ thereof, more particularly described as follows:

Beginning at SE/C of SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$; 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 $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$

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 $\frac{1}{2}$ and the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13, Township 1 North, Range 5
East

Total Acreage Being 408 Acres

(Funding from Water Development Fund)

6. Reports by Authority Manager and/or APWA Staff.
7. Persons to be heard on any matter not on the agenda.
8. Adjournment.