

Special Meeting Davis Municipal Authority

February 28, 2024, 6:00 PM
Davis City Council Chambers
308 S 3rd St
Davis, OK 73030

Agenda Item #1: Call to order Davis Municipal Authority.

- Meeting called to order by Chairman Brian Davis. Time: 6:00 PM

Agenda Item #2: Roll Call

- Chairman Brian Davis – present; Vice Chairman Stan Jones – present; Trustee Josh Oakley – present; Trustee Clint Grinstead – present; Trustee Jeremy Bumgarner – absent

Agenda Item #3: Prayer

- Prayer led by Jones.

Agenda Item #4: Pledge of Allegiance

- Pledge led by Davis.

Agenda Item #5: Consideration and possible action on lease agreement with Gary Fielding for the management of the 777 Zip Line.

- Motion to approve made by Davis. Second by Jones. Vote: Bumgarner – absent; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Presentation by Ricky Harness, City Manager, of agreement which has now been reviewed by Mr. Gary Fielding's attorney. There have been no changes, other than spelling edits, to the agreement which was provided at the previous meeting. City Attorney has reviewed and approved. Davis asked if there were any questions for Mr. Fielding. Grinstead inquired about any capital improvement expenses, will they be approved by City Manager or by the Board /Council? Harness directed their attention to section 4.4 of the agreement which outlines the process for Capital Improvements. Grinstead inquired if any of the anticipated maintenance costs would exceed current City Manager authority of \$50,000, none were identified. Discussion of the maintenance performed over the years by Mr. Fielding.

Agenda Item #6: Consideration and possible action to approve establishing a credit account with Rexel for hardware and components related to the WTP SCADA project.

- Motion to approve made by Jones. Second by Grinstead. Vote: Bumgarner – absent; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Presentation of the request by Harness. We have placed an order from this company using a PO for our SCADA project at the Water Treatment Plant. To continue to do business with them, this is required to establish a vendor account. POs will be used, and payments will be made through our current AP/Claims process.

Agenda Item #7: Adjourn.

- Motion to adjourn made by Grinstead. Second by Davis. Vote: Bumgarner – absent; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes. Time: 6:11 PM

ATTEST:

/s/Susan Suther
Susan Suther
City Clerk/Treasurer

/s/Stan Jones
Stan Jones
Vice Chairman

Special Joint Meeting Notice & Agenda City of Davis & Davis Municipal Authority

February 28, 2024, 6:00 PM
Davis City Council Chambers
308 S 3rd St
Davis, OK 73030

Agenda Item #1: Call to order Davis City Council & Davis Municipal Authority.

- Meeting called to order by Mayor/Chairman Brian Davis. Time: 6:11 PM

Agenda Item #2: Roll Call

- Mayor/Chairman Brian Davis – present; Vice Mayor/Vice Chairman Stan Jones – present; Councilman/Trustee Josh Oakley – present; Councilman/Trustee Clint Grinstead – present; Councilman/Trustee Jeremy Bumgarner – absent.

Agenda Item #3: Discussion and planning of fiscal year 2024-2025 budget, all funds.

- Ricky Harness, City Manager, introduced this draft of the budget estimated to be at about 75% completion. Discussion of summary, largest gap currently within Turner Falls Park Fund, but all funds are still under review and will continue to change as we analyze and pare down the expenses. Discussion of the expansion of more departments within Turner Falls Fund to accurately capture and compare revenues and expenses for Hospitality and Vendor/Food/Beverage operations. Susan Suther, City Clerk/Treasurer, stated that the Operating Transfer which is budgeted to transfer funds from the Turner Falls Park Fund to the General Fund to make up operating deficiencies has not been allocated. Grinstead inquired about losing money in the DMA Fund even with the increase in the rates. Suther explained that in the past, DMA expenses were directly charged to other funds, like the Turner Falls Fund, where there was available money as opposed to capturing the actual expenses within the fund to know where you are short. The debt service coverage shortfall was absorbed by the cash balances within the Water Sales Tax Fund. Over the past four years, the 1% sales tax allocated to the repayment of the Water Treatment Plant loan does now cover the loan payment each month but this is due to the rising cost of goods, not actual growth. Discussion of salaries and police department turnover, the salary budgeting for Police Department is currently under review to be sure we are competitive and can hire qualified people in these positions. Discussion of exit interviews to know why officers leave for other departments, our training program, a lack of “action” within our City and a desire to serve in a larger community. Davis mentioned that the Fire Department sees a lot of the same challenges when filling open positions. Harness stated a 3% COLA is budgeted for all staff with a 2% overall service award budgeted. Harness requested feedback on the flower beds on Main Street, options to remove and fill with concrete, possibly place a trash can in their place. It was suggested we try one to see how it looks. Concerns over removing them permanently and one day wanting to put them back. Discussion of the care either by City workers or contracted labor funded by the City. It was mentioned that we might poll the Main Street businesses to see how many or who would maintain the planters left in front of their businesses. For other City owned properties, the budget has funds set aside to do work on the Main Street building, most recently occupied by Chigley & Co, as well as the 4th Street property, formerly the Senior Citizens Center, for City Hall employees to move into during renovations or rebuilding of City Hall. Harness presented a plan for a Fourth of July celebration at Fullerton

Park, to include fireworks, live music and maybe some food trucks. The Chamber is not doing Summer Fest this year, and this is a way to continue to provide fireworks for the community. Davis inquired about the reason for the Chamber not continuing with Summer Fest, discussion of a lack of volunteers and revenues. Harness presented a plan for Emergency Management which would require a change to our ordinance and have the EM efforts headed by an employee as opposed to a volunteer. We have an existing employee with the capacity to take on the responsibilities and it would provide additional structure to the efforts. Our current volunteer does a great job and his efforts are welcome to continue alongside an employee. Harness will have some discussions and work up some changes to present in the future. Davis inquired about Crossbar Capital Improvements. Harness stated he has met with Justin Ramsey and his list comes to approximately \$177,000 including but not limited to improvements to store, new registration booth, widened road at the gate, two drive up booths, two walk up booths, upgrade internet service, installation of a silo converted to a kiosk booth, road improvements, gravel, shower house at main camp, Ranch House remodel to a Bed & Breakfast operation, trail improvements, signage, medic station, roof and flooring for bunkhouse. The group expressed a desire for permanent Capital Improvements and a discussion was had about our recent adoption of a Capital Outlay Policy and the new threshold of \$5,000 to qualify as a capital item. Jones inquired about Ramsey having a five-year plan. Discussion of lodging options. Grinstead asked how the current P&L or tax returns under current management contract compare to previous years P&L or tax returns.

- DMA discussion/presentation by Harness included water towers that need repairs, A Street Tower, Fullerton Park Tower and TFP Tower. Sewer collections increase in allocations includes the lift station repairs that are recommended. A discussion of a 15" sewer line that was discovered at the WWTP construction site that was not included in the plans/drawings. This resulted in the flooding of the aero mod pit that was being constructed when the line was hit. Discussion regarding the details, location of line, manholes, what we know about the line, what we don't know and at the time of this meeting, Harness was awaiting more details from Garver. Discussion of the Sanitary Sewer Evaluation Study that is currently being conducted. The results will provide more details and identify more areas of required repairs or replacement. Discussion of the 10" water line that was hit by a utility contractor, currently researching with OKIE. Suther provided a quick overview of the "other" funds.

Agenda Item #4: Adjourn

- Motion to adjourn made by Jones. Second by Grinstead. Vote: Bumgarner – absent; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes. Time: 7:49 PM

ATTEST:

/s/Susan Suther
Susan Suther
City Clerk/Treasurer

/s/Stan Jones
Stan Jones
Vice Mayor & Vice Chairman