

**Notice of Public Hearing & Agenda**  
**City of Davis**

May 13, 2024, 6:00 PM  
Davis City Council Chambers  
308 S 3<sup>rd</sup> St  
Davis, OK 73030

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

- Public hearing called to order by Mayor & Chairman Brian Davis. Time: 6:03 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 – present.

Agenda Item #3: Prayer

- Prayer led by Jones.

Agenda Item #4: Pledge of Allegiance

- Pledge of Allegiance led by Davis.

Agenda Item #5: Presentation of proposed budget for Fiscal Year 2024-2025 all funds.

- Ricky Harness, City Manager, presented the proposed budget for 2024-2025 fiscal year. There have been no changes to the proposed budget that was presented at the April 24, 2024 meeting. Bumgarner inquired about the two full-time positions budgeted for the Water Plant and asked if one of those positions could be the Public Works Director. Harness responded that his intent is to hire an individual that would be the succession plan to Bert Curtis who is retirement eligible. Davis asked if anyone had any comments or questions about the proposed budget for the 2024-2025 fiscal year. There were none. Susan Suther, City Clerk/Treasurer, stated that the audited 06/30/2023 balances had been updated as well as the actual is as of 04/30/2024 with the projected 06/30/2024 calculations updated.

Agenda Item #6: Close Public Hearing.

- Public Hearing closed by Davis.

Agenda Item #7: Adjourn.

- Motion to adjourn made by Jones. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes. Time: 6:07 PM

ATTEST:

/s/Susan Suther  
Susan Suther  
City Clerk/Treasurer

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

**City of Davis**  
May 13, 2024, 6:00 PM  
Davis City Council Chambers  
308 S 3<sup>rd</sup> St  
Davis, OK 73030

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

- Meeting called to order by Mayor Brian Davis. Time: 6:08 PM

Agenda Item #2: Roll Call.

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

Agenda Item #3: Consideration and possible action to approve Consent Agenda.

- a. Minutes of prior meetings. Motion to approve made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- b. Claims. Motion to approve made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #4: Consideration and possible action to approve items removed from Consent Agenda.

- No items removed from the consent agenda.

Agenda Item #5: Consideration and possible action to approve Resolution #676 Approving Fiscal Year 2024-2025 budget, all funds.

- Motion to approve Resolution #676 approving FY2024-2025 budget, all funds made by Jones. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #6: Consideration and possible action to approve FY-2024 Engagement Letter from Arledge & Associates, P.C. for our annual audit.

- Motion to approve engagement letter for the FY2024 audit by Arledge & Associates, P.C made by Jones. Second by Oakley. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Susan Suther, City Clerk/Treasurer, stated that Arledge and Associates, P.C. is the firm that completed the audit for FYE2023 and she would like to continue with them for FYE2024.

Agenda Item #7: Consideration and possible action to approve Resolution #675 Authorizing Application for Financial Assistance from SODA Rural Economic Action Plan Fund for Purchase of Fire Department Brush Truck Chassis, Bed, and Skid Unit.

- Motion to approve Resolution #675 for SODA REAP grant application for fire department made by Jones. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Danny Cox, Fire Chief, made the request to apply for a SODA REAP grant to fund the purchase of the brush truck cab & chassis. If approved, the budgeted \$75,000 would be used as a match to completely outfit the unit. This would replace the 2008 Brush Truck that is in use today. Davis inquired if he had gotten any quotes on the estimated cost of a total unit. Cox stated he has priced them at \$149,000 to \$153,000.

Agenda Item #8: Consideration and possible action to cast ballot for Oklahoma Municipal Assurance Group 2024 Election of Two Trustees for a three-year term starting July 1, 2024.

- Motion to cast the ballot for the two incumbents, Mike Bailey & Craig Stephenson, made by Davis. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Suther presented the OMAG Ballot to elect two trustees for a three-year term. Davis asked if OMAG does a good job. Suther confirmed that they do a great job for municipalities with training and education as well as HR support.

Agenda Item #9: Consideration and possible action to approve nomination and appointment of Jason Wright to the Planning Commission.

- Motion to approve Jason Wright as a member of the Planning Commission made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Ricky Harness, City Manager, presented the recommendation from the Planning Commission to fill the vacancy left earlier this year by the resignation of Marilyn Burke with Jason Wright. Harness also announced that there is likely to be another resignation from the Planning Commission with another recommendation for that vacancy coming very soon.

Agenda Item #10: Consideration and possible action to approve the nomination of Dee Gregory as the Davis representative to the Murray County 911 Board of Directors.

- Motion to approve the nomination of Dee Gregory as the Davis representative to the Murray County 911 Board of Directors made by Jones. Second by Oakley. Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Harness presented that the seat has been held by Dan Cooper, Police Chief. With his retirement this month, he has resigned from the board. Dee Gregory is an appropriate replacement to this board seat. Jones inquired if Harness has attended the meetings with Cooper in the past. Harness responded that he has attended in the past and supports the nomination of Gregory to serve on this board.

Agenda Item #11: Consideration and possible action to nominate a candidate to fill an open trustee at-large position on the Board of Trustees of Oklahoma Municipal Retirement Fund representing the entire membership for a five-year term beginning October 1, 2024, through October 1, 2029.

- No action taken. Presentation of opportunity to nominate a candidate to fill an open trustee-at-large position on the OkMRF Board of Trustees by Suther. No interest for anyone to be nominated for this position.

Agenda Item #12: Consideration and possible action to approve Ordinance 03-2024 Amending Title 11 Zoning Regulations, Chapter 1 Purpose Interpretation and Definitions, Section 4 Definitions and Chapter 8A-R1 Single Family Residential District, Section 1 Narrative.

- Motion to approve Ordinance 03-2024 Amending Title 11 Zoning Regulations, made by Davis. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Harness presented this recommendation he prepared and presented to the Planning Commission at their April 22, 2024 meeting, which they approved for recommendation to the City Council. The previous concerns voiced over a recent placement of a manufactured home to a R-1 Single Family Residential Zone prompted the recommendation. The definitions would expand to add permanent chassis to manufactured home definition, no changes to mobile home definition, and the addition of a definition for modular home. To the R-1 Single Family Residential Zone a restriction was added to prohibit manufactured homes or mobile homes. Bumgarner inquired about the final inspection for the new residence on S. 3<sup>rd</sup> Street, Harness confirmed that it has not been completed.

#### Agenda Item #13: City Manager's Report

- 6<sup>th</sup> Street Project - Harness stated that both the Police Department and Fire Department reports were included in the packet for the council to review, unless there are questions, he will move directly into the City Manager's report. The 6<sup>th</sup> Street project has experienced some rain delays, the alley drainage work is in progress. Garver was onsite on May 10<sup>th</sup> for a site review. They have suggestions for sloping of the areas and yards near the alley. There were no drainage boxes planned at 6<sup>th</sup> Street & Bird Ave, curb and guttering were expected to be sufficient. The recent rains have Harness concerned that this may not actually be sufficient. They are planning to do additional sloping where Bird Ave meets 6<sup>th</sup> Street and "gutter" to the drain box in the street. They are currently working through these plans and cost estimates. Grinstead inquired about this being the same drainage pipe that catches the water from "upstream". Harness confirmed that it is the same pipe. Bumgarner inquired about the location of the drainage box in the street. Harness stated it is on the North side of 6<sup>th</sup> Street and Bird Ave intersection. There is also the potential to add a "beaver slide" as they consider these options, they are considering how they impact the property on the SW corner of the 6<sup>th</sup> Street & Bird Ave intersection. The subcontractor responsible for the sidewalk installation did not follow the plans when they poured a portion of the sidewalk, they did not add the sand that was required in the plans. Notification has been made to the subcontractor and they will be required to replace this portion of the sidewalk at their cost. The site superintendent for Pavers caught the mistake and they made the notification to Harness. The subcontractor also did not notify anyone on the site that they would be pouring on that day so the work could be inspected. Davis inquired about an engineer being on site to review the work. Grinstead stated that he thought the engineer was to be there for everything. Suther stated that she did not recall the 6<sup>th</sup> Street engineer agreement including on site review of the project like the agreement for the WWTP does. Harness stated that the engineering agreement for the 6<sup>th</sup> Street Project does not include daily site visits. There was a discussion of the engineer's schedule and testing. Harness will review the agreement and visit with Garver and Ron (Pavers) for the big pieces going forward. Grinstead inquired if the sidewalk plans have rebar. Harness stated that he did not recall if rebar was or was not included in the sidewalk plans.
- SCADA Upgrade – The computer upgrades are installed, we are awaiting flowmeters to be installed by Haines, estimated completion time is by May 24<sup>th</sup>. Harness reported that everything has been working well on the new systems and new battery backups have also been installed.
- City Hall Update – Scenarios presented by Parkhill were provided to the council. Included are renovation of existing building; new building on existing lot, new building on new lot without a police department; new building on new lot. The renovation of the existing building does not allow for the "unknowns" that are inevitable once it begins and the building is opened up. Cost projections are based on construction costs in a larger metropolitan area, which we hope are higher than what we can accomplish here. Grinstead inquired about the scenario without a police department. Harness stated that we are considering an option of relocating the police department to the old senior center on 4<sup>th</sup> Street during the project and leaving them there for a while longer. At a later date, we would build a police department that is separate from City Hall. Suther stated that there is the possibility of grant funding for a police department, if it is part of the same building as City Hall, it would not qualify for grant funding. Grinstead inquired about a new stand alone police department including a jail. Harness stated that is not in the plans. Interim City Attorney Krystina Phillips stated that for liability purposes, the City does not want to own and operate a jail facility, which has recently experienced a large increase in litigation. She advises against any plans to own/operate a jail facility.
- SSES – Dukes, the contractor that is performing work on the Sanitary Sewer Evaluation Study on behalf of Parkhill will be back in the area to do more work. The scope of the evaluation has adjusted because too many of the manholes are "surged". They will now reduce the number of flow meters they use for the evaluation and focus on cleaning some of the lines that are often found in a "surged" status. Davis shared concerns about the fragile lines holding up to the cleaning process and asked if they would be cleaning multiple lines simultaneously or if they would evaluate the line condition after cleaning before moving on to another line. Harness confirmed that we will be taking a slow approach to review the lines after they are cleaned and evaluate whether or not that work can continue. Jones inquired about the diameter of the lines. Harness stated that most are 10" lines, but some lines are 8" lines.

- Bumgarner inquired about the completion status of the dog pound. Harness stated that the front half still needs a little work, it needs a toilet and to complete the electrical. Bumgarner inquired about the number of dog runs, Harness stated there are ten dog runs.

Agenda Item #14: City Treasurer Report

- Suther shared a Treasurer Report in the council packet and updated that the CD that was in a matured status at month end has been re-invested with First National Bank/Pauls Valley National Bank for a six month term at a rate of 5.15% APR.
- Grinstead inquired of Harness about any flooding or storm damage to Cross Bar Ranch. Justin Ramsey, Cross Bar Ranch, was in attendance and confirmed there wasn't much, some blading and cleaning culverts has taken care of it all.

Agenda Item #15: Davis Chamber of Commerce Report

- Lauren Payne, Executive Director, reported on the Davis Chamber events being deferred due to the Sulphur tornado. Davis Small Business week was scheduled for the week following the tornado and the decision has been made to postpone it to a later date and include all of Murray County to help Sulphur businesses. Concert tickets for Jason Aldean were donated by a member to be given to an outstanding first responder and Pete Haines was the first responder selected by the public to receive those tickets. Payne also commented that she and the board are concerned about their finances due to the impact the Sulphur tornado will have on their biggest fundraiser, the golf tournament. Representative Tom Cole is scheduled to speak to the Chamber members and guests on May 30<sup>th</sup> and Representative Charles McCall is scheduled to speak to Chamber members and guests on June 7<sup>th</sup>.

Agenda Item #16: New Business: Discussion concerning any matter not known which could not have been foreseen prior to the posting of this agenda.

- No new business.

Agenda Item #17: Adjourn

- Motion to adjourn made by Jones. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes. Time: 6:55 PM

ATTEST:

/s/Susan Suther  
Susan Suther  
City Clerk/Treasurer

/s/Stan Jones  
Stan Jones  
Vice Mayor

## **Davis Municipal Authority**

May 13, 2024, 6:00 PM  
Davis City Council Chambers  
308 S 3<sup>rd</sup> St  
Davis, OK 73030

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

- Meeting called to order by Chairman Brian Davis. Time: 6:55 PM

Agenda Item #2: Roll Call

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

Agenda Item #3: Consideration and possible action to approve Consent Agenda.

- a. Minutes of prior meetings. Motion to approve made by Jones. Second by Oakley. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- b. Claims. Motion to approve made by Jones. Second by Oakley. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #4: Consideration and possible action to approve items removed from Consent Agenda.

- No items removed from the consent agenda.

Agenda Item #5: Consideration and possible action to approve Resolution #676 Approving Fiscal Year 2024-2025 budget, all funds.

- Motion to approve Resolution #676 Approving Fiscal Year 2024-2025 budget, all funds made by Jones. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #6: Presentation by Joe Howell, on behalf of Eleanor Howell, regarding construction at Colbert Creek beyond the low water crossing at Crossbar Ranch. (Limit of three (3) minutes).

- Joe Howell appeared on behalf of Eleanor Howell who owns a property that borders Cross Bar Ranch Offroad Park. He distributed documents to the Board of Trustees that included an undated letter sent to Justin Ramsey via Certified Mail from John Otey, Attorney as well as some photos. He stated that Midground Creators, the group that leases and manages Cross Bar Ranch Off Road Park has performed quite a bit of construction at the “creek” since 2018 and caused sediment issues on the Howell property. There were also trespass issues, but those seemed to be resolved or at least improved. The sediment issues are ongoing, and they would like to see “rock checks” placed in the dam near the entrance of Cross Bar Ranch Off Road Park. The Google Earth photos provided are from 2016, then the same view in 2019 to provide images of how the area has eroded in those three years. Other photos of “rock check” example and erosion control resources were provided. Mr. Howell stated the creek that was once as clear as it is at Turner Falls Park now looks like the Washita. Grinstead inquired about one of the photos and Mr. Howell confirmed the image showed the property line. Davis thanked Mr. Howell for being present at the meeting and sharing his concerns with the board.

Agenda Item #7: Presentation and discussion of Capital Improvements Plan.

- Harness presented that the goal of the CIP was to establish a project priority list for planning purposes. It also allows for points on some grant application processes. In the completed report, on page 34, there is a list of priorities as well as the Opinion of Probable Cost from Parkhill. All water towers and water storage tanks are included in the FY2024-2025 budget. OPCs are very high and we expect more reasonable pricing based on the estimates received from the vendor who inspected and did work on our water towers and tanks in 2023. There is one project, not on the list, that we have engineered to 95%, 10<sup>th</sup> Street waterline replacement. This project is ready for DEQ permitting, we are looking at options for grant funding for this and a few others on the list. Davis commented that this CIP is very good information to have. Harness also stated that we have met with folks from the Chickasaw Nation, they have asked for a copy of this CIP, as well as the street report that has been completed to prioritize our street projects by condition and use, the drainage study from several years ago, all combined they are looking to see what funding might be available through Indian Health Services, Chickasaw Nation or other opportunities to assist us.

Agenda Item #8: WWTP Construction Project Report.

- Harness reported there are currently no major issues from all of the rain we have received. They have lost a few days but not beyond what was projected for the project. Most of the equipment for the WWTP has been purchased and is being stored by the contractor. No delays to the project estimated completion date at this time.

Agenda Item #9: Conestoga Wagon Project Report.

- Harness reported this project is behind schedule and the rains has aggravated that schedule even more. There was quite a bit of wash out at the Falls and some other parking areas. They are using materials from the WWTP project to fill these in and cover some water and sewer lines that were exposed. A few picnic tables washed away. Grinstead inquired about water and sewer service to the Curio Shop. Harness stated we are working toward a plan for the water line, still need to find a solution for the sewer line. Grinstead inquired about cleaning out the Falls Pool and Blue Hole Pool again since the flooding? Harness confirmed that Pavers would be back out this week to clean both swimming holes. As for the Conestoga Wagon project, Harness will have some of the City crew out in the park to assist with getting them finished out and available for rental. Grinstead asked about an opening date. Harness stated the first of June would be a hard target to hit, but he is hopeful. Discussion of the placement of the wagons, concrete slabs or rock. Tim Thompson, Turner Falls Park Manager confirmed that it is not recommended for them to be set up on concrete, they will be set up on a rock foundation and they must be anchored.

Agenda Item #10: New Business: Discussion concerning any matter not known which could not have been foreseen prior to the posting of this agenda.

- No new business.

Agenda Item #11: Adjourn.

- Motion to adjourn made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes. Time: 7:15

ATTEST:

/s/Susan Suther  
Susan Suther  
City Clerk/Treasurer

/s/Stan Jones  
Stan Jones  
Vice Chairman