

Notice of Public Hearing & Agenda

City of Davis

October 15, 2024, 6:00 PM
Davis City Council Chambers
308 S 3rd St
Davis, OK 73030

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

- Public Hearing called to order by Mayor Brian Davis. Time: 6:00 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: Prayer

- Prayer led by Jones.

Agenda Item #4: Pledge of Allegiance

- Pledge of Allegiance led by Davis.

Agenda Item #5: Consideration of possible violation of Davis City Code Section 5-3-6: Dilapidated Building at 606 E Main St, BLK 85 E2 LOT 2 Davis.

- Ricky Harness, City Manager, presented to the City Council, red brick home located at 606 E Main St burned earlier this year. The property owner has not secured the structure or done any cleanup since the fire. No comments from anyone in attendance.

Agenda Item #6: Consideration and discussion to close and/or vacate the alleyways in Block 78, City of Davis, Murray County, Oklahoma.

- Ralph Coppenbarger, City Planner, presented the request by property owner Jack Pitmon to close the alleyways located in Block 78. On August 26, the City of Davis Planning Commission met and voted to recommend the closure of the alleyways in Block 78. This request was made previously in late 2017 and early 2018 but the correct actions were not taken by the City to notify and properly file documents for the closure. Bumgarner asked about utility notices. Coppenbarger confirmed that they were all notified. Davis asked if any of the utility providers responded and Coppenbarger stated they did not. Davis asked if there were any questions or further discussion. There were none.

Agenda Item #7: Consideration and discussion to rezone Lot 4, Block 78 and N/2 Lot 5, Block 78, and N/2 Lot 7, Block 78, City of Davis, Murray County, Oklahoma.

- Coppenbarger shared request by property owner Jack Pitmon to rezone these lots for future business plans. Grinstead asked if anyone responded with any issues, Coppenbarger confirmed that they did not. Jones asked if the Planning Commission recommended the rezoning, Coppenbarger confirmed that they did vote to recommend the rezoning of these lots at their meeting on August 26th.

Agenda Item #8: Consideration and discussion to rezone from C3 Central Commercial Intensive District to C4 Main Street Business District for properties located on Main Street East of the railroad tracks to 4th Street.

See list: BLK 65 LOTS 4, 5 & 6 DAVIS
 BLK 65 LOT 7 & W 24' OF LOT 8 DAVIS
 BLK 65 E 1' LOT 8 & ALL LOTS 9 & 10 DAVIS
 BLK 65 LOTS 11 & 12 DAVIS
 BLK 65 LOTS 13, 14, 15 DAVIS
 BLK 64 LOTS 4-5 DAVIS
 BLK 64 LOTS 6, 7, 8 DAVIS
 BLK 64 LOT 9 DAVIS
 BLK 64 LOT 10 DAVIS
 BLK 64 LOT 11 DAVIS
 BLK 64 LOT 12 DAVIS
 BLK 64 LOTS 13, 14, 15 DAVIS
 BLK 63 LOT 4, 5, 6, 7 DAVIS
 BLK 63 LOT 8 DAVIS
 BLK 63 LOT 9 DAVIS
 BLK 63 LOTS 10, 11 & W 3 2/10' OF LOT 12 DAVIS
 BLK 63 E 21.8' LOT 12 DAVIS
 BLK 63 LOT 13 DAVIS
 BLK 63 LOTS 14 & 15 DAVIS
 BLK 80 LOTS 10 & 11; N2 LOT 12 DAVIS
 BLK 80 S2 LOT 12 DAVIS
 BLK 80 W2 LOT 9 DAVIS
 BLK 80 E2 LOTS 8 & 9 DAVIS
 BLK 80 W2 LOT 8 DAVIS
 BLK 80 LOTS 6 & 7 DAVIS

BLK 80 LOTS 4 & 5 DAVIS
BLK 80 LOTS 1-3 & THE 20’ PLATTED ALLEY LYING BETWEEN LOTS 1-7 & LOTS 15-16 & E2 OF LOT 14 BLOCK 80 BEGINNING AT THE NE CORNER OF LOT 16 BLOCK 80, THENCE S60°16’39”W ALONG THE NORTH LINE OF S2 BLOCK 80 174.53’ TO THE NW CORNER OF E2 OF LOT 14; THENCE N29°39’33”W 20.26’; TO SW CORNER OF LOT 7; THENCE N60°21’47”E ALONG SOUTH SID OF LOTS 1-7; THENCE S29°46’56”E ALONG WEST LINE OF SOUTH 2ND ST 20’ STO POB
BLK 81 LOTS 9, 10, 11, 12, DAVIS
BLK 81 LOT 8 DAVIS
BLK 81 LOT 7 DAVIS
BLK 81 LOTS 5 & 6 DAVIS
BLK 81 LOTS 3 & 4 DAVIS
BLK 81 N 120’ LOT 1 & W 15’ OF S 23’ OF LOT 2 & N 120’ LOT 2 DAVIS
BLK 82 LOT 11 DAVIS
BLK 82 LOT 10 DAVIS
BLK 82 LOT 9 DAVIS
BLK 82 LOT 8 DAVIS
BLK 82 LOT 7 DAVIS
BLK 82 LOT 6 DAVIS
BLK 82 LOT 5 DAVIS
BLK 82 LOT 4 DAVIS
BLK 82 LOT 3 DAVIS
BLK 82 N 73’ LOTS 1 & 2 DAVIS

- Susan Suther, City Clerk/Treasurer, presented this request to rezone this section of Main Street as a Main Street Business District. The goal is to preserve these three blocks of Main Street for the types of business currently here and similar types for the future, retail/shopping, dining, boutique lodging, business offices, and other complimentary offerings. It will restrict residential dwellings from the main or first floor but allow it for areas above the main or first floor. The goal is to prevent a property owner from investing into one of the buildings for a business and have something that could be detrimental to the success of their business due to noise, odor or some other use, move in nearby and negatively impact their business. Mr. Edd McNeil was in the audience and spoke about various things but expressed his opinion that a zoning change to this area was not needed.

Agenda Item #9: Close Public Hearing.

- Public Hearing closed by Davis.

Agenda Item #10: Adjourn.

- Motion to adjourn made by Second by Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes. Time: 6:31 PM

ATTEST:

/s/Susan Suther
Susan Suther
City Clerk/Treasurer

/s/Brian Davis
Brian Davis
Mayor

City of Davis
October 15, 2024, 6:00 PM
Davis City Council Chambers
308 S 3rd St
Davis, OK 73030

Agenda Item #1: Call to order Davis City Council

- Meeting called to order by Mayor Brian Davis. Time: 6:31 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 – abstain; Jones – yes; Davis – yes.
- b. Claims. Motion to approve made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – abstain; 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, amend or deny Order of Removal for a violation of Davis City Code Section 5-3-6: Dilapidated Building at 606 E Main St, BLK 85 E2 LOT 2 Davis.

- Motion by Davis to approve Order of Removal if the work is not performed by the property owner by November 15, 2024. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Ricky Harness, City Manager, stated that notices were sent to the property owner with no response, four citations have been issued with no response. Grinstead asked if we would demolish the structure and file a lien. Harness confirmed that is the intent. The date of the fire was approximately May.

Agenda Item #6: Consideration and possible action to approve, amend or deny Ordinance 10-2024 to close and/or vacate the alleyways in Block 78, City of Davis, Murray County, Oklahoma.

- Motion to approve Ordinance 10-2024 made by Jones. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #7: Consideration and possible action to approve, amend or deny Resolution #685 to rezone Lot 4, Block 78 and N/2 Lot 5, Block 78, and N/2 Lot 7, Block 78, City of Davis, Murray County, Oklahoma.

- Motion to approve Resolution #685 made by Davis. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #8: Consideration and possible action to approve, amend or deny Ordinance 09-2024 Amending Title 11 Zoning Regulations, Creating Chapter 9D. C-4 Main Street Business District.

- Motion made by Davis to approve Ordinance 09-2024 creating Zone C4 Main Street Business District on both the North and South sides of Main Street from the railroad tracks East to 4th Street. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #9: Consideration and possible action to approve, amend or deny Resolution #686 to rezone from C3 Central Commercial Intensive District to C4 Main Street Business District for properties located on Main Street East of the railroad tracks to 4th Street.

See list:

- BLK 65 LOTS 4, 5 & 6 DAVIS
- BLK 65 LOT 7 & W 24' OF LOT 8 DAVIS
- BLK 65 E 1' LOT 8 & ALL LOTS 9 & 10 DAVIS
- BLK 65 LOTS 11 & 12 DAVIS
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- BLK 64 LOT 10 DAVIS
- BLK 64 LOT 11 DAVIS
- BLK 64 LOT 12 DAVIS
- BLK 64 LOTS 13, 14, 15 DAVIS
- BLK 63 LOT 4, 5, 6, 7 DAVIS
- BLK 63 LOT 8 DAVIS
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- BLK 80 LOTS 1-3 & THE 20' PLATTED ALLEY LYING BETWEEN LOTS 1-7 & LOTS 15-16 & E2 OF LOT 14 BLOCK 80 BEGINNING AT THE NE CORNER OF LOT 16 BLOCK 80, THENCE S60°16'39"W ALONG THE NORTH LINE OF S2 BLOCK 80 174.53' TO THE NW CORNER OF E2 OF LOT 14; THENCE N29°39'33"W 20.26'; TO SW CORNER OF LOT 7; THENCE N60°21'47"E ALONG SOUTH SID OF LOTS 1-7; THENCE S29°46'56"E ALONG WEST LINE OF SOUTH 2ND ST 20' STO POB
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- BLK 81 LOTS 3 & 4 DAVIS
- BLK 81 N 120' LOT 1 & W 15' OF S 23' OF LOT 2 & N 120' LOT 2 DAVIS
- BLK 82 LOT 11 DAVIS
- BLK 82 LOT 10 DAVIS
- BLK 82 LOT 9 DAVIS
- BLK 82 LOT 8 DAVIS
- BLK 82 LOT 7 DAVIS
- BLK 82 LOT 6 DAVIS
- BLK 82 LOT 5 DAVIS
- BLK 82 LOT 4 DAVIS
- BLK 82 LOT 3 DAVIS
- BLK 82 N 73' LOTS 1 & 2 DAVIS

- Motion to approve Resolution #686 made by Grinstead. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #10: Consideration and possible action to approve, amend or deny the recommendation from the City of Davis Planning Commission to appoint Kelsey Lee to fill the vacant position on the City of Davis Planning Commission.

- Motion to approve appointment of Kelsey Lee to the Planning Commission made by Davis. Second by Jones. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Harness reported that Sherrill Neal resigned from the Planning Commission a few months ago leaving a vacancy. The Planning Commission voted to recommend the appointment of Kelsey Lee to fill this vacancy.

Agenda Item #11: Consideration and possible action to approve, amend or deny an agreement between INCA Community Services, Inc and the City of Davis for the use of the building at 701 E Benton Ave as INCA Head Start.

- Motion to approve agreement made by Jones. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Harness presented the request from INCA Community Services to renew the agreement for their use of our building at 701 E Benton Ave for INCA Head Start.

Agenda Item #12: Consideration and possible action to approve, amend or deny the 2025 City of Davis Holiday Schedule.

- Motion to approve the Holiday Schedule made by Oakley. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #13: Consideration and possible action to approve, amend or deny the 2025 City of Davis City Council Meeting Schedule.

- Motion to approve the City Council Meeting Schedule made by Davis. Second by Oakley. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #14: Consideration and possible action to approve, amend or deny the 2025 City of Davis Planning Commission Meeting Schedule.

- Motion to approve Planning Commission Meeting Schedule made by Oakley. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- The Planning Commission voted to recommend approval of this meeting schedule for 2025.

Agenda Item #15: Consideration and possible action to approve, amend or deny the 2025 City of Davis Cemetery Board Meeting Schedule.

- Motion to approve the Cemetery Board Meeting Schedule made by Oakley. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- The Cemetery Board voted to recommend approval of this meeting schedule for 2025.

Agenda Item #16: Consideration and possible action to approve, amend or deny the recommendation to conduct design charrette from Oklahoma Municipal Management Services in the New City Hall Analysis.

- Motion to approve moving forward with a design charrette for City Hall made by Davis. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Harness presented the report from OMMS. They took the information from the assessment by Parkhill to provide this information. A design charrette would include us developing a building layout for a more defined cost estimate. Residential construction style would be the goal due to the cost savings. Mary Ann Peters asked where the new City Hall would be located. Davis responded that the location decision has not been finalized. There was discussion of splitting City Hall offices from Police Department and the potential for grant funds for a Police Department building at a future date.

Agenda Item #17: Consideration and possible action to approve, amend or deny Resolution #687 Amending the City of Davis Contingency fund Account Balance Limit.

- Motion to approve Resolution #687 made by Bumgarner. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Susan Suther, City Clerk/Treasurer, requested the maximum account balance limit for the Contingency Fund be increased from \$250,000 to \$500,000 to better assess current and future needs and the use of funds.

Agenda Item #18: Consideration and possible action to approve, amend or deny credit application to O'Reilly Auto Parts to establish an account for City of Davis.

- Motion to approve credit application made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Suther presented the request to complete the credit application to be able to establish an account with O'Reilly Auto Parts store using authorized purchase orders and paying the account monthly through our claims process.

Agenda Item #19: Consideration and possible action to approve, amend or deny Video & Communications System Franchise Agreement between City of Davis and Cable One, Inc dba Sparklight.

- Item tabled until November meeting to allow Harness time to negotiate the points recommended by Kristin Jarman, City Attorney, including but not limited to, length of agreement, percentage, conflicts with other providers, is our framework sufficient, insurance coverage sufficient.

Agenda Item #20: Consideration and possible action to approve or deny OkMRF Application for Retirement Pension – Lump Sum Payment option for former employee Duane A. White.

- Motion made by Bumgarner to approve OkMRF Application for Retirement Pension – Lump Sum Payment for Duane White. Second by Oakley. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #21: City Manager's Report

- Dee Gregory, Police Chief, reviewed the report provided in the packet, announced the employment of Certified Officer Madison Hatley and the pending employment of Timothy Doolan. Provided an explanation of citations in the Code Enforcement report. Bumgarner asked about a full-time code enforcement officer, Gregory reported that this has been discussed with the City Manager. Animal Control Officer report provided in the packet, Gregory reported that three more dogs will be making the trip to Pittsburgh County for a chance at adoption from their facility. Saturday, October 26th at the Boo Crew event in Fullerton Park there will be a booth for the community to meet the Animal Control Officer, Abigail Nunn, and they will also be able to register their dogs at the event, dog does not need to be present, just current proof of vaccinations and registration fee in cash.
- Danny Cox, Fire Chief, reviewed the report that was included in the packet and announced that we have 10 volunteers attending the Firefighter I training class currently being held.
- Harness provided a review of the maintenance log identifying any outstanding items from previous months. He announced that the \$100,000 was received from the ORWA Rural Infrastructure Grant application we made to help fund the SCADA upgrades at the Water Treatment Plant. The \$1 million dollar EPA Community Grant has been approved for funding and we can begin making draws once we figure out how to actually do that in their system. The 6th Street project has another issue, this one at the Main Street intersection, working through this, it involves the sidewalk and driveway apron of the first home. The drainage boxes are being poured by Pavers, Once the draining boxes are completed and set, they will then complete the driving surface. Red Dirt Music Festival update, still crunching numbers, attendance up from last year, positive feedback and no “silliness” from those in attendance. There will be an in-depth report in November. As for the purchase of the real property, the purchase contract has been sent to the owner for execution.

Agenda Item #22: City Treasurer Report

- Suther presented the report from the packet including sales tax receipts, transfer, balances, renewal of a CD account and DMA billing for September 2024.

Agenda Item #23: Davis Chamber of Commerce Report

- Laruen Payne, Executive Director, presented the chamber report, currently working on programming and planning for 2025, recently launched t-shirt Tuesday campaign to highlight businesses on Tuesdays with social media posts, they are looking to increase small business traffic, SOTEC training for Economic Development was completed. Shared upcoming events and meetings and said the annual golf tournament event was good.

Agenda Item #24: 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 #25: Adjourn

- Motion to adjourn made by Bumgarner. Second by Jones. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes. Time: 7:20 PM

ATTEST:

/s/Susan Suther

Susan Suther
City Clerk/Treasurer

/s/Brian Davis

Brian Davis
Mayor

Davis Municipal Authority

October 15, 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: 7:20 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 – 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 – abstain; Jones – yes; Davis – yes.
- b. Claims. Motion to approve made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – abstain; 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, amend or deny the 2025 Davis Municipal Authority Holiday Schedule.

- Motion to approve made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #6: Consideration and possible action to approve, amend or deny the 2025 Davis Municipal Authority Meeting Schedule.

- Motion to approve made by Oakley. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – no; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #7: Consideration and possible action to approve, amend or deny Resolution #689 Authorizing Grant Application for ORWA RIG to fund water and/or wastewater infrastructure projects.

- Motion to made by Second by Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Harness presented an update on the lagoons and water tower repairs. The A Street tower estimate is in excess of \$125,000 to \$150,000. This project is a good size for the \$100,000 grant award with our required match of at least 20% of the project cost. The plan is to apply the budgeted funds for the A Street tower to the lagoons at the Water Treatment Plant which are full of sludge and causing the runoff into the surrounding property. Discussion of the lagoons and their lack of maintenance since they were built, what maintenance is required, will cleaning them keep them from overflowing or are they even big enough? Discussion of the history since the new plant and these lagoons were built. Harness agreed the size, condition and required maintenance need to be evaluated.

Item #8: Consideration and possible action to approve, amend or deny an expenditure up to \$65,000 to replace the interior coating, install aux manway at balcony level, tighten wind rods and grade site to bring concrete footings above grade at our Water Tower located at the Water Treatment Plant.

- Motion to approve the expenditure up to \$65,000 made by Davis. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Harness stated that we are still awaiting a couple of estimates on this project, final decision will be made once they are received and reviewed.

Agenda Item #9: WWTP Construction Project Report.

- Harness provided a progress update on the WWTP Construction Project, bnb Industries, Inc has been issued their Notice to Proceed on the CDBG portion of the project and they will be working alongside Walters Morgan.

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:

- Motion to adjourn made by Bumgarner. Second by Oakley. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes. Time: 7:40 PM

ATTEST:

/s/Susan Suther

Susan Suther
City Clerk/Treasurer

/s/Brian Davis

Brian Davis
Chairman