

Notice of Public Hearing & Agenda

City of Davis

March 10, 2025, 6:00 PM
Davis City Council Chambers
308 S 3rd St
Davis, OK 73030

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

- 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 – absent; Councilman Clint Grinstead – present; Councilman Jeremy Bumgarner – absent.

Agenda Item #3: Prayer

- Prayer led by Jones.

Agenda Item #4: Pledge of Allegiance

- Pledge of Allegiance led by Davis.

Agenda Item #5: Consideration and discussion to rezone Lots 1-6, Block 59 located at 705 E Main St from R2 Two Family Residential Zone to C2 Highway Commercial Zone.

- Presentation by Ralph Coppenbarger, Jr., City Planner. Planning Commission voted to recommend the rezoning of Lots 1-6, Block 59 located at 705 E Main St from R2 Two Family Residential Zone to C2 Highway Commercial Zone. Ricky Harness, City Manager, stated that the zoning came to light recently when the property was for sale. The current zoning would impact new licensing requests to the ABLE Commission. Mr. Kemper Howe was not present but representative Mike Bradley was present to answer any questions. Davis asked if anyone had any questions. Sherry Lytle asked where this property is located. Coppenbarger stated it is where Sooner Foods is located. Davis asked if there were other questions, there were none.

Agenda Item #6: Consideration and discussion to rezone Lot 2, Block 18 located at 403 North E St from R1 Single Family Residential Zone to R2 Two Family Residential Zone.

- Presentation by Coppenbarger of request and vote by the Planning Commission to recommend the rezoning of Lot 2, Block 18 located at 403 North E Street from R1 Single Family Residential Zone to R2 Two Family Residential Zone. Property owner intends to place a duplex on this property. Mr. & Mrs. Marue Branch were in the audience to answer questions. Davis asked if there were any questions. Jones asked if the Planning Commission recommended the rezoning, Coppenbarger confirmed that there were four members present and all four voted in favor of rezoning.

Agenda Item #7: Close Public Hearing.

- Public Hearing closed by Davis.

Agenda Item #8: Adjourn.

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

ATTEST:

/s/Susan Suther
Susan Suther
City Clerk/Treasurer

/s/Brian Davis
Brian Davis
Mayor

City of Davis

March 10, 2025, 6:00 PM
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Agenda Item #1: Call to order Davis City Council

- Meeting called to order by Mayor Brian Davis. Time: 6:07 PM

Agenda Item #2: Roll Call.

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

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

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

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

- Minutes removed from Consent Agenda and tabled to April meeting.

Agenda Item #5: Consideration and possible action to approve, amend, or deny the recommendation from the City of Davis Planning Commission to rezone Lots 1-6, Block 59 located at 705 E Main St from R2 Two Family Residential Zone to C2 Highway Commercial Zone, by Resolution #699.

- Motion made by Jones to approve Resolution #699 Rezoning Lots 1-6, Block 59 located at 705 E Main St from R2 Two Family Residential Zone to C2 Highway Commercial Zone. Second by Grinstead. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.

Agenda Item #6: Consideration and possible action to approve, amend or deny, the recommendation from the City of Davis Planning Commission to rezone Lot 2, Block 18 located at 403 North E St from R1 Single Family Residential Zone to R2 Two Family Residential Zone, by Resolution #700.

- Motion made by Jones to approve Resolution #700 rezoning Lot 2 Block 18 located at 403 North E Street from R1 Single Family Residential Zone to R2 Two Family Residential Zone. Second by Grinstead. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.

Agenda Item #7: Consideration and possible action to approve, amend or deny, the recommendation from City of Davis Planning Commission to allow a variance for the encroachment of buildings and fenced area onto E Benton Ave for approximately 16 feet on the North side, by Resolution #701.

- Motion made by Jones to approve Resolution #701 approving a variance for the encroachment of buildings fenced area onto E Benton Ave for approximately 16 feet on the North side. Second by Grinstead. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Presentation of request for variance by Ralph Coppenbarger, Jr., City Planner. Items encroaching include walk in cooler and fence, no utilities involved in this area. The buildings and fence have been in their location for years. Planning Commission voted to recommend the approval of the variance. Davis asked if the variance is for this building only and not future buildings. Susan Suther, City Clerk/Treasurer pointed out the section of the resolution that states the variance is for this building only, if it is ever removed for any reason, any rebuilding must honor required set backs.

Agenda Item #8: Consideration and possible action to accept the resignation of Debbie Thomson from the Arbuckle Master Conservancy Board and approve the appointment of a replacement to represent Davis.

- Motion made by Jones to accept the resignation of Debbie Thomson and to appoint Bob Drake to represent Davis on the Arbuckle Master Conservancy Board. Second by Grinstead. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Presented by Ricky Harness, City Manager, the resignation of Debbie Thomson and the interest of Bob Drake to serve on this board as a representative of Davis.

Agenda Item #9: Consideration and possible action to approve, amend or deny Ordinance 02-2025 Amending Title 1 Administration, Chapter 6 City Council, Section 3 Meetings.

- Tabled to April meeting.

Agenda Item #10: Consideration and possible action to approve, amend or deny Ordinance 03-2025 Abolishing Title 7 Motor Vehicles and Traffic, Chapter 6 Motorcycles, Bicycles, Motor Scooters, Golf Carts and Utility Vehicles, Section 5 Golf carts and utility vehicles on the public ways.

- Motion made by Davis to amend Ordinance 03-2025 to Amending Title 7 Motor Vehicles and Traffic, Chapter 6 Motorcycles, Bicycles, Motor Scooters, Golf Carts and Utility Vehicles, Section 5 Golf carts and utility vehicles on the public ways with changes discussed and presented. Second by Jones. Vote: Bumgarner – absent; Grinstead – no; Oakley – absent; Jones – yes; Davis – yes.
- Presentation made by Dee Gregory, Police Chief, to abolish Title 7, Chapter 6, Section 5 Golf carts and Utility vehicles on the public ways. Safety concerns, accident last summer, police staff not qualified to perform licensing exams, the danger of Hwy 7 and Hwy 77 with increased traffic activity. Davis, asked if we could make amendments to require licensed drivers. Grinstead brought up infants and small children riding unrestrained in golf carts. Discussion of the dangers with concerns voiced by Danny Cox, Fire Chief. Davis agreed that there are dangers but bicycles can also be dangerous and infants and small children can ride on those unrestrained. Grinstead inquired about driver licenses and rules. Davis asked Chief Gregory how many accidents involving golf carts have been worked and how many citations have been issued. Gregory reported no accidents with injuries, no citations, when they stop offenders, they talk to them and send them home. Gregory provided another draft of Ordinance 03-2025 Amending the rules, removing utility vehicles entirely, setting fees by resolution, requiring licensed drivers and car seats for infants and small children. Grinstead inquired about the permits that are issued for golf carts. Gregory stated that no golf carts are currently permitted. Kristin Jarman, City Attorney stated that a 14 year old could be a licensed driver to drive a vehicle and there could also be driving restrictions. Discussion of set dates for golf cart inspections and permits. Grinstead asked Gregory which he felt more strongly about abolishing it all or making amendments. Gregory stated he would prefer to have the whole section abolished because it is not a matter of if but when a serious accident occurs. Jarman asked that if amended the change to a licensed driver should add comply with any licensing restrictions imposed by the issuing state.

Agenda Item #11: Discussion of Special Meeting dates for Fiscal Year 2025-2026 Budget Workshop, all funds.

- Discussion of possible dates, April 2, 2025 at 6:00 PM and April 23, 2025 at 6 PM were selected.

***6:46 PM Councilman Jeremy Bumgarner arrived.

Agenda Item #12: City Manager's Report

- Fire Department – Chief Cox provided a report in the council packet and asked if anyone had any questions. He also provided a training update.
- Police Department – Chief Gregory provided reports in the council packet for police activity, animal control and code enforcement. He also provided a training update.
- Public Works – Harness introduced Mark King, Public Works Director, announcing that he will begin providing the PW Maintenance Calls report in April. Update on the AT&T line that is running through a sewer line and has been on the list for a while, finally made some progress with AT&T and a resolution and repairs should follow soon with them being billed for the cost. Review also provided of more recent calls.

- 6th Street Project – Pavers had planned to begin milling the driving surface today but mechanical issues delayed them until tomorrow. After the surface is completed there will still be finish work to complete.
- Water/Wastewater Update – Turner Falls Park, Fried Pie and Fullerton Park Towers have been completed. A Street Tower should begin soon. More planning is required for the Water Treatment Plant Tower and clear well maintenance due to needing to complete the work at night when water usage is lower. Clear well should take a few nights, with Water Treatment Plant Tower projected at three weeks. During this time, we will be back filling from Fullerton Park tower to keep water service on the East side of town. Planned order of completion is A Street Tower, Clear Well and Water Treatment Plant Tower. The rehabilitation of the lift station behind The Village apartments has been completed. Starting work on the lift station located at North 4th Street & Minnie Avenue next week. A change order is on the agenda for the DMA meeting. Project is expected to take three to four days.
- Turner Falls Park pre-bid conference and bid opening were held for the shower house project. Only one bid was submitted and it was way over the opinion of probable cost from our engineer. We will regroup and review information from other contractors to determine how we will proceed. This is also the same shower house for Cross Bar.
- Questions – Bumgarner asked about the dog pound being complete. Harness stated that it still needs a few things, a sink, a frost free hydrant outside and minor finishes. Grinstead inquired about the pond overflowing at the Water Treatment Plant down to Hanover Road. Harness stated this work is scheduled for after the clear well and Water Treatment Plant Tower are completed. He also commented that the Water Treatment Plant operators are still learning the plant. Discussion of the impact to the property owner.

Agenda Item #13: City Treasurer Report

- Review of report included in packet, sales and use tax received, transfers, reconciled balances, investment balances and DMA billing for February 2025.

Agenda Item #14: Davis Chamber of Commerce Report

- Lauren Payne, Executive Director, shared that meetings are moving to Tuesdays in April, the office will be closed on Wednesday afternoons to be out in the community, upcoming programs and event dates.

Agenda Item #15: 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 #16: Adjourn

- Motion to adjourn made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes. Time: 7:09 PM

ATTEST:

/s/Susan Suther
Susan Suther
City Clerk/Treasurer

/s/Brian Davis
Brian Davis
Mayor

Davis Municipal Authority

March 10, 2025, 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: 7:09 PM

Agenda Item #2: Roll Call

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

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

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

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

- Minutes removed from the consent agenda and tabled to the April meeting.

Agenda Item #5: Consideration and possible action to approve a change order for Lift Station #7 located at North 4th Street and East Minnie Avenue.

- Motion made by Davis to approve the change order for a new lid at Lift Station #7 located at North 4th Street and East Minnie Avenue. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Ricky Harness, City Manager, presented the change order for \$5,950 for a new lid, increasing the project total to \$86,456.12.

Agenda Item #6: Discussion of Water Treatment Plant and Wastewater Treatment Plant Management.

- Harness presented a wage survey for Water Treatment Plant and Wastewater Treatment Plant staff from other towns and cities including low, mid and high range. Davis asked what level license is required to operate our plants. Harness stated that both plants require a B license. Our Water Treatment Plant is a “Super P” and our Wastewater Treatment Plant is a “Aero Mod” requiring 3-5 additional staff members. A review of the cost projections for DMA to staff compared to cost projections for Wright Water to staff. We have not started the process to recruit and hire our own staff. Davis asked if the costs for Wright Water would be reduced for long term pricing. Harness stated these rates are long term – 12 months. We have provided our revenues and expenses as of February 28, 2025 to Chris Wolfe for our debt service calculation and performance with our Wastewater Treatment Plant debt service beginning in either September 2025 or March 2026 depending on the completion of the project. Grinstead inquired about the vehicle expense calculation included with annual cost. Harness agreed the vehicle purchase cost would not be recurring annually. Grinstead asked if we would be able to advertise to hire operators. Harness stated that we could advertise but he would not want to hire while considering a contract with Wright Water. Grinstead asked the cities in the comparison, size, contract or in-house operations. He asked if OMMS has operators that can work with cities in the interim. Harness stated they do not have anyone at this time. Discussion of the vehicles being purchased or leased. Discussion of the comparison municipalities, range of pay and position status - open or filled, unknown.

Agenda Item #7: Consideration and possible action to enter into executive session pursuant to 25 O.S. § 307 (B)(3) to discuss the purchase or appraisal of real property.

- Motion to enter into executive session made by Jones. Second by Davis. Vote: Bumgarner – yes ; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes. Time: 7:38 PM

Agenda Item #8: Consideration and possible action to return from executive session.

- Motion made to return from executive session by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes. Time: 7:52 PM

Agenda Item #9: Presentation of executive session minutes by City Attorney to City Clerk/Treasurer.

- Minutes presented to City Clerk/Treasurer by City Attorney.

Agenda Item #10: Consideration and possible action regarding item discussed in Executive Session.

- No action taken

Agenda Item #11: WWTP Construction Project Report.

- Harness reported that work continues with late July completion, turnover August expected. Work in the operations building, HVAC, plumbing, electrical, continuing to pour aero mod wells. The 12” sewer line work continues. All change orders currently covered by the contingency. Grinstead asked about the road and repairs after construction is finished. Harness confirmed that it will receive a full 12” of gravel. Suther provided an update on the CDBG portion of the project .

Agenda Item #12: 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 #13: Adjourn.

- Motion to adjourn made by Bumgarner. Second by Jones. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes. Time: 8:05 PM

ATTEST:

/s/Susan Suther

Susan Suther
City Clerk/Treasurer

/s/Brian Davis

Brian Davis
Chairman