

Notice of Public Hearing & Agenda

City of Davis

May 12, 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: 6:02 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 led by Stan Jones.

Agenda Item #5 Consideration of possible violation of Davis City Code Section 5-2-3: Public Nuisance Enumerated (Stagnant Water Bodies, Dangerous Structure, Fire Hazard); and 5-3-2: Accumulation and Deposits of Weeds and Trash at 110 S 5th St, BLK 84 LOT 4 & W2 LOT 5 Davis.

- Susan Suther Interim City Manager explains this property has had a summary abatement in the last few years. Shawn Surber has been in contact with Suther and is working to get someone to pump the pool and mow the property. Suther explained we are going to proceed because typically it is overgrown and has mosquito problems on the property. The order will give him 72 hours. No questions.

Agenda Item #6 Consideration and possible violation of Davis City Code Section 5-3-2: Accumulation and Deposits of Weeds and Trash at 606 E Main St BLK 85 E2 LOT 2 Davis.

- Suther explains that the city just finished a summary abatement on this property last fall due to it burning and never being cleaned up. The city has torn the property down. It is now a vacant lot that needs mowed. No questions.

Agenda Item #7 Consideration and possible violation of Davis City Code Section 5-3-2: Accumulation and Deposits of Weeds and Trash at 300 S E St BLK 109 LOT 3 Davis.

- Suther explains this property has had a summary abatement the last few years. Charges are up to date on this property. Next month the property will be going up for sheriff sale. It is a vacant lot. They will be given 72 hours as well. If they do not mow and clean it, the city will mow and clean it and track hours and expenses and add those to the lien that is already filed. No questions.

Agenda Item #8 Discuss CDBG Program and receive comments.

- Austin Marks with SODA explains the Community Development Block Grant program. The program is to help low to moderate income communities. SODA will work with the City of Davis planning committee to develop a five-year Capital Improvement Plan. Davis asks if any questions from the audience. No questions.

Agenda Item #9 Close Public Hearing.

- Public Hearing closed by Davis.

Agenda Item #10 Adjourn.

- Motion to adjourn made by Jones. Second by Grinstead. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes. Time: 6:08 PM

ATTEST:

/s/Sirena Gaddis
Sirena Gaddis
Interim City Clerk/Treasurer

/s/Brian Davis
Brian Davis
Mayor

City of Davis

May 12, 2025, 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: 6:08PM

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.

- Minutes of April 14, 2025, meeting. Motion to approve made by Jones. Second by Grinstead. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Minutes of April 23, 2025, special meeting. Motion to approve made by Jones. Second by Davis. Vote: Bumgarner – absent; Grinstead – abstain; Oakley – absent; Jones – yes; Davis – yes.
- Claims. Motion to approve made by Jones. Second by Davis. Vote: Bumgarner – absent; Grinstead – abstain; Oakley – absent; Jones – yes; Davis – yes.

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

- None

Agenda Item #5 Consideration and possible action to approve, amend or deny Order of Abatement on violation of Davis City Code Section 5-2-3: Public Nuisance Enumerated (Stagnant Water Bodies, Dangerous Structure, Fire Hazard); and 5-3-2: Accumulation and Deposits of Weeds and Trash at 110 S 5th St, BLK 84 LOT 4 & W2 LOT 5 Davis

- Motion to approve Order of Abatement on 110 S 5th St, BLK 84 LOT 4 & W2 LOT 5 Davis made by Grinstead. Second by Jones. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Suther explains this order will allow us, if no one contacts us within 72 hours, to mow and track our hours and expenses and attach them to the property. Grinstead questions if we currently have charges on this property. Suther confirms we do currently.

Agenda Item #6 Consideration and possible action to approve, amend or deny Order of Abatement on violation of Davis City Code Section 5-3-2: Accumulation and Deposits of Weeds and Trash at 606 E Main St, BLK 85 E2 LOT 2 Davis.

- Motion to approve Order of Abatement on 606 E Main St, BLK 85 E2 LOT 2 Davis made by Davis. Second by Jones. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.

- Suther explains Order of Abatement will allow us to mow property. No one has contacted us on this property. The owner knows the city has torn down the house. There has been no contact since.

Agenda Item #7 Consideration and possible action to approve, amend or deny Order of Abatement on violation of Davis City Code Section 5-3-2: Accumulation and Deposits of Weeds and Trash at 300 S E St, BLK 109 LOT 3 Davis.

- Motion to approve Order of Abatement on 300 S E St, BLK 109 LOT 3 Davis made by Grinstead. Second by Jones. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Suther explains this property is up for sheriff sale. No one has contacted the city about this property.

Agenda Item #8 Consideration and possible action to approve, amend or deny Resolution #708 Authorizing Application for the Community Development Block Grant for Capital Improvement Project FY2025.

- Motion made to approve Resolution #708 Authorizing Application for the Community Development Block Grant for Capital Improvement Project FY2025 made by Jones. Second by Davis. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Suther explains the resolution will allow us to make application through SODA for the grant.

Agenda Item #9 Consideration and possible action on Mayor Brian Davis signing all application documents including the Citizens Participation Plan, Applicant/Recipient Disclosure/Update Report, CDBG CIP Residential Anti-Displacement & Relocation Assistance Plan, and CDBG CIP Local Planning Advisory Committee Establishment.

- Motion made to approve Mayor Davis to sign all application documents made by Davis. Second by Jones. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Marks explains each document included in the packet. The process is to notify the public and ask for comments. Marks explains the application. Marks explains the committee listed is those they will meet with to complete the Capital Improvement Planning project.

Agenda Item #10 Consideration and possible action to approve, amend or deny Resolution #709 CDBG CIP Fair Housing Resolution.

- Motion to approve Resolution #709 CDBG CIP Fair Housing Resolution made by Jones. Second by Davis. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Davis questions Marks if this is different or the same thing he read. Marks explains one proof is needed in the first year and the resolution will count for the first year.

Agenda Item #11 Consideration and possible action on Southern Oklahoma Development Association Administering the CDBG grant, if awarded.

- Motion made to approve SODA to administer the CDBG grant made by Jones. Second by Grinstead. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Suther explains SODA will work with the city to administer, submit all documents and meet all requirements of the grant.

Agenda Item #12 Consideration and possible action to approve, amend or deny Resolution #707 Granting Variance for Property located at 411 S 2nd St, Block 130 S2 LOT 3 Davis.

- Motion made to approve Resolution #707 Granting Variance for Property located at 411 S 2nd, Block 130 S2 LOT 3 Davis made by Jones. Second by Grinstead. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – abstain.
- Ralph Coppenbarger, City Planner presents that this request for variance went before the planning commission at the April 28, 2025, planning board meeting. The setback is for the south side only all other sides meet the setback requirements. Minimum requirement is 25 feet they are

requesting a 10-foot setback. No utilities will be affected. This is for a new site-built home. The planning board made the recommendation to approve.

Agenda Item #13 Consideration and possible action to approve the Certification of Library Board Appointment to appoint D'Andra Parsons for a three-year term on the Board of Trustees for the Southern Oklahoma Library System.

- Motion to approve the appointment of D'andra Parsons for a three-year term on the Board of Trustees for Southern Oklahoma Library System made by Grinstead. Second by Jones. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Suther explains that the current trustee Heath Foster has completed his term. Southern Oklahoma Library System have recommended D'Andra Parsons. Suther believes she will be a good fit.

Agenda Item #14 Consideration and possible action to approve engagement letter from Rahal Henderson Willis to prepare the financial statements for the Fiscal Year 2024-2025 audit.

- Motion to approve Rahal Henderson Willis engagement letter made by Davis. Second by Jones. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Suther explains Rahal Henderson Willis is willing to prepare the 2024-2025 financial statement for the audit.

Agenda Item #15 Department Reports to include updates, projects, and financial information.

- a. Police, Animal Control & Code Enforcement
 - Chief Dee Gregory provided reports in the council packet. Davis mentions the training they are getting is great. No questions.
- b. Fire
 - Fire Chief Danny Cox provided his report in the packet. Grinstead mentions he has seen Cox putting barricades out due to the flooding. No questions.
- c. Public Works – Streets, Cemetery and Park
 - Mark King, Public Works Director, provided his report in the packet. He mentions it has been too wet to mow. He would like to get the street sweeper out to clean drainage gutters. King mentions there are more trainings coming up they will be attending. No questions.

Agenda Item #16 City Treasurer Report

- Sirena Gaddis Interim Clerk Treasurer reviews report provided in packet. Sales and Use tax received, transfers, reconciled account balances, investment balances and DMA billing for April of 2025. No questions.

Agenda Item #17 City Manager Report

- Suther speaks about CD that matured on May 9th, 2025, and notes the Turner Falls' fund balance is getting short. Due to additional expenses to get the park back into shape due to flooding Suther recommends moving the CD into Turner Falls operating account to get the park back open and running. Davis questions if we can take it back out if not used. Suther explains the FEMA reimbursement from flooding in April and May of 2024 and it took over a year to get that money back. The proclamation has not ended due to the continued flooding. If the revenues are up and expenses are down and there are funds remaining the city will reinvest. Suther leads into GF, DMA and Turner Falls expenses and revenue year to date. Two part time employees have been hired for the Senior Citizens Center. They will go to training and work with Stacey Harness through the CENA grant process. Suther has met with Pavers and Garver on 6th St. There are curb cuts they are looking at on the east side to provide additional drainage. There was one driveway missed on the west side, Garver is coming back with a plan to put that driveway in and complete the curb cuts for drainage. Sod placement is tentative for Wednesday. No questions.

Agenda Item #18 Davis Chamber of Commerce Report

- Lauren Payne speaks about the office renovations starting this Thursday. They should be back in the office within the next two weeks. May is small business month. They will be doing the shop local contest again this year. Payne highlights the upcoming events, the chamber's next meeting is June 3rd, 2025.

Agenda Item #19 Discussion and review of FY2025-2026 City of Davis Budget, all funds.

- Suther provided a budget packet. Changes so far have been the update to health insurance renewal . General Liability insurance is in and will be reviewed for more factual numbers. The main change was to street maintenance. Suther is working with King on changes. The asphalt lay down machine and roller machine were bumped a couple years. He picked up the ad-alts to 6th St south end in FY 26-27. No changes to City Hall replacement yet, possible budget amendment at the beginning of the FY once there are more details. There are additional leaks upstairs where some more ceiling has fallen in. Last month pest control found termites. No questions about the budget. Suther states a few more adjustments will be made but we will be looking to approve and vote on the budget in June.

Agenda Item #20 Barbara DeCicco from 101 S 6th Street would like to speak to the council about public nuisance and the condition of her property due to the 6th Street Roadway Improvements Project. (limit 3 minutes)

- Barbara DeCicco presents pictures to the council. DeCicco states she was notified on January 24, 2024, of a tree that would need to be cut down in her front yard. As of the current date the project is not complete. She states there is uneven grading and ditches causing flooding and standing water in the easement, running down her driveway causing erosion and a muddy mess. It is attracting pests and mosquitoes. She has had the work looked at by professionals and they all agree the work is unfinished. She demands an answer about what will be done by Monday, May 26th at 5 PM.

Agenda Item #21 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 #22 Adjourn

- Motion to adjourn made by Jones. Second by Grinstead. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes. Time: 6:51 PM

ATTEST:

/s/Sirena Gaddis
Sirena Gaddis
Interim City Clerk/Treasurer

/s/Brian Davis
Brian Davis
Mayor

Davis Municipal Authority

May 12, 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: 6:51PM

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 – absent.

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

- a. Minutes of April 14, 2025 meeting. Motion to approve made by Jones. Second by Grinstead. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- b. Minutes of April 23, 2025 special meeting. Motion to approve made by Jones. Second by Davis. Vote: Bumgarner – absent; Grinstead – abstain; Oakley – absent; Jones – yes; Davis – yes.
- c. Claims. Motion to approve made by Jones. Second by Davis. Vote: Bumgarner – absent; Grinstead – abstain; Oakley – absent; Jones – yes; Davis – yes.

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

- None

Agenda Item #5 Consideration and possible action to approve credit application to establish an account with Core & Main.

- Motion to approve credit app with Core & Main made by Davis. Second by Jones. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Suther explains Public Works would like to start using this vendor and they require a credit application. They would use purchase orders and have a net 30-day term.

Agenda Item #6 Department Reports and Managed Agreement Reports to include updates, projects, and financial information.

d. Public Works – Water & Wastewater

- King provided his report in the packet. He noted that the water and sewer calls have decreased. Tank Spek cleaning of the clear wells at the water treatment plant went well. The turbidity readings are where they should be. King is still waiting on his license from DEQ. King invites the council to come see him and take a tour around the city and water treatment plant.

e. Turner Falls Park

- Tom Miller, Operations Manager, provided his report in the packet. Miller spoke about the damage to the park due to flooding. There was damage to the stone walls of the creek. Damages stretched from the Falls to the Blue Hole. There were stop parking bumpers washed away. There is debris in the creek and in the Falls. They will not dredge the Falls pool this year. They plan to leave the rock to lower the water level and help prevent drowning. Lightning struck an ac unit and fried it. It will be 8K to replace but will come with a 5-year warranty. Veterans Bridge and the old rail track bridge were hit. Parkhill has looked at Veterans Bridge and it is safe. Water was at the top of the railing. The water and sewer lines were exposed due to washout. Villa repairs were put on hold due to the flood. Sycamore water line bore project lost two weeks due to flood. Grinstead asked about the safety of the parking spot for the Villa. Miller explained they are looking to put a catch guard in place. They have two items out for bid. One is to pour a concrete stem wall. The other is to put interconnecting Dolese blocks. With all the rain Miller stated there was no erosion. Grinstead is worried about years down the road what will happen. No other questions.

f. Cross Bar Ranch

- Suther met with Justin Ramsey and discussed capital outlay. He has bids for the Ranch House and Bunkhouse. He has quotes for signage. Shower house will not happen this fiscal year. He would prefer it to be a shower and bath house. Hope to roll the shower house into the next fiscal year.

g. 777 Zip

- Suther missed Gary Fullerton when he came in this month. She still needs to follow up with Fullerton on the cost of the cable and if the cable will need to be replaced soon.

Agenda Item #7 WWTP Construction Project Report.

- Suther states everything is still going well. A third person being sent to training in Kansas will be covered by the company for the aeromod training of the wastewater treatment plant. King explains we are on track for turnover of the plant. We will need 100,000 gallons of sludge. We will be able to get it from Sulphur.

Agenda Item #8 Discussion and review of proposed Davis Municipal Authority FY2025-2026 Budget, all funds.

- Suther presents there have not been many changes to the DMA budget. Walters Morgan has completed the installation of the flow meters. We are waiting on a sensor for the filtration system; we are getting verification from the company that we are getting the correct part. There are some pumps we are still waiting on. Suther is waiting for additional information about what we need for parts. Suther did not provide a privatization budget. The plan is to work internally on licenses. Possibly getting exceptions from DEQ to run the wastewater plant. Suther outlines the issue with finding training, going to training and then having to wait to take the test. Turner Falls has not had many updates due to seeing where we are with the flood and what damage needs to be repaired. May need to reprioritize capital outlay dependent on the condition of areas of the park.

Agenda Item #9 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 #10 Adjourn.

- Motion to adjourn made by Jones. Second by Davis. Vote: Bumgarner – absent; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes. Time: 7:19 PM

ATTEST:

/s/Sirena Gaddis
Sirena Gaddis
Interim City Clerk/Treasurer

/s/Brian Davis
Brian Davis
Chairman