

# Notice of Public Hearing & Agenda

## City of Davis

July 14, 2025, 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.

- Hearing called to order by Mayor Brian Davis. Time: 6:01 PM

### Agenda Item #2 Roll Call

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

### Agenda Item #3 Prayer

- Prayer led by Ralph Coppenbarger.

### Agenda Item #4 Pledge of Allegiance

- Pledge led by Davis.

### Agenda Item #5 Consideration and discussion to rezone Lot 1, Block 12, 13 & 14, 730 S Hwy 77 City of Davis, Murray County, Oklahoma.

- Ralph Coppenbarger, City Planner, presents the rezoning request for 730 S Hwy 77 City of Davis, Murray County, Oklahoma. The request went before the planning commission by Special Meeting on June 6<sup>th</sup>, 2025. Dodds has owned the property, and it has been the Pallet Yard for quite a while, previously it was a wrecker yard. The planning commission voted four in favor, one abstaining to recommend the approval to the council to rezone from R1 Single Family to a C2 Highway Commercial. The notice was published in the Davis news on June the 18<sup>th</sup>. Davis questioned if anyone responded to the legal notice. Coppenbarger replied there was zero response. Bumgarner questioned property owner Charles Dodds if he owned the property right next to him. Dodds does not own it. Dodds explains this came up when trying to get a loan to add on and extend the property out. Coppenbarger brought it to Dodds' attention that it was not zoned correctly as commercial. Bumgarner questions if Dodds is building on one lot. Dodds would like to get the property zoned correctly and he would like to build on one lot and add on going to the North. Coppenbarger clarifies there are three lots. Dodds would like to add an additional 2000 square feet to the 3000 square feet he currently has. Davis asks if there are any questions from the audience, there are none.

### Agenda Item #6 Close Public Hearing.

- Public Hearing closed by Davis.

### Agenda Item #7 Adjourn.

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

ATTEST:

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

/s/ Brian Davis \_\_\_\_\_  
Brian Davis  
Mayor

# City of Davis

July 14, 2025, 6:00 PM  
Davis City Council Chambers  
308 S 3<sup>rd</sup> St  
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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 – absent; Councilman Josh Oakley – absent; 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 Bumgarner. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes.
- b. Claims. Motion to approve made by Bumgarner. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; 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 Resolution #713 to rezone Lot 1, Block 12, 13 &14, 730 S Hwy 77, City of Davis, Murray County, Oklahoma.

- Motion to approve Resolution #713 to rezone Lot 1, Blocks 12,13 & 14 made by Davis. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes.

## Agenda Item #6 Consideration and possible action to enter into executive session pursuant to 25 O.S § 307 (B)(1) discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of any individual salaried public officer or employee and potential compensation adjustment specifically related thereto such individual:

- a. Appointment of City Manager - Susan Suther
  - Motion to enter into executive session made by Bumgarner. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes. Time: 6:09 PM
- b. Appointment of City Treasurer - Sirena Gaddis
  - Motion to enter into executive session made by Bumgarner. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes. Time: 6:09 PM

## Agenda Item #7 Consideration and possible action to return from executive session.

- Motion to return from executive session made by Bumgarner. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes. Time: 7:26 PM

## Agenda Item #8 Presentation of executive session minutes by City Attorney to City Clerk/Treasurer.

- Executive session minutes presented to the Interim City Clerk/Treasurer by email from the City Attorney.

## Agenda Item #9 Consideration and possible action regarding items discussed in executive session:

- Appointment of City Manager – Susan Suther
  - Motion to appoint Susan Suther to full time position of City Manager at her current salary, include Suther in the performance bonus for the current fiscal year and the COLA for the next fiscal year made by Grinstead. Second by Davis.

Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes.

- Appointment of City Treasurer – Sirena Gaddis
  - Motion to appoint Sirena Gaddis as the Clerk/Treasurer at current salary, Gaddis to be included in the current fiscal year performance bonus with the COLA discussed later made by Bumgarner. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes.
- c. Approval of compensation adjustments, including up to a 3% cost-of-living adjustment (COLA) and/or performance award for the City Manager and/or City Treasurer.
  - Each motion included compensation, COLA and performance awards for the City Manager and City Treasurer.

Agenda Item #10 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 between INCA Community Services, Inc and the City of Davis made by Davis. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes.
- Suther presents this is an annual agreement that is brought before the council for approval. This is for the coming fiscal year.

Agenda Item #11 Consideration and possible action to approve, amend or deny Resolution #714 Authorizing Application for Financial Assistance from SODA Rural Economic Action Plan Fund for Water/Wastewater Infrastructure Improvement Project.

- Motion to approve Resolution #714 Authorizing Application for Financial Assistance from SODA made by Davis. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes.
- Suther presents yearly a project is brought before the council seeking funding from the SODA REAP. The current SODA REAP project is for a brush truck for the Fire Department. The resolution will allow the City to do a water or wastewater project. The reason the resolution does not have a specific project outline is because the project we wanted to use is much more expensive than anticipated. There have been lots of conversations about the filters. We believe it is time and Garver recommends that we replace the media that is in the filters to help with the filtration of the water system. The materials for the media are \$68,000. The design is \$16,000. The initial estimated cost of the actual change out of the media in the filters alone is \$350,000. Total project cost is \$433,000. This is an 80/20 grant with a max award of \$75,000. We are looking for a project along the lines of \$125,000 range to go after for water and wastewater infrastructure. The numbers for the media came in late Friday so it is still being reviewed. We have until the end of the month to make application. We will look for something within the water treatment plant or possibly the wastewater side. We are leaning towards the water treatment plant that is going to fall within our high priority list to bring the functionality of the plant to where it is supposed to be. Grinstead ask what the typical life expectancy of the media is. Suther responds it is seven years. The current media has been in for twelve years. Suther explains the media is still a possibility if additional funding can be found. Suther explains we will apply for the money for the appropriate size project by the end of this month if the council approves the resolution.

Agenda Item #12 Consideration and possible action to approve, amend or deny Ordinance 05-2025 Amending Title 11 Zoning Regulations Chapter 3 Board of Adjustments; Appeals.

- Motion to approve Ordinance 05-2025 Amending Title 11 Zoning Regulations Chapter 3 Board of Adjustments; Appeals with amendment of striking Mayor and adding City Council in Section 11-3-2 made by Davis. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes.

- Suther presents this Ordinance is to address the Board of Adjustment. In 1978 our code was adjusted to contain a Board of Adjustments. Ralph Coppenbarger, City Planner, has brought it up to every City Manager that Suther knows of since she has been employed by the City. Suther explains the current code does not currently match up well with State Statute, it needs some clean up. With that we need to change our process and change what we are doing with the Board of Adjustments. The State Statute states that all variances are to be done by the Board of Adjustments. They are not done by the Planning Commission; they are not done by the City Council. This ordinance is to make the changes that need made so we can appoint a Board of Adjustments, give them the procedures and processes to be done under their authority and comply with State Statute. One challenge with the current ordinance is the requirement of who can serve. With the current ordinance being restrictive on who can be on the board we will have a hard time keeping a board together. Those requirements were removed in this ordinance since they were not State Statute requirements. In the packet is a letter from Kristin Jarman, City Attorney, addressing how the ordinance was adopted in 1978 and recommending changes to the ordinance that Gaddis and Suther made to the 05-2025 Ordinance. Jarman, also recommends a Resolution, that is also on the agenda, notice to past variances, and she gave a Board of Adjustment appointment letter as an example. Davis questions where in the State Statute it shows who the members need to consist of. Suther explains that is not in State Statute, that was in Davis's code. Davis questions if the Board of Adjustments is to be appointed by the Mayor or the City Council. Suther explains the current Ordinance does state Mayor, but we can change it to City Council. Jarman clarifies it does not have to be changed. It is stating that the governing body of the municipality should provide by ordinance the appointment of the Board of Adjustments. The language can be changed to be the City Council who does the appointing. Suther asks if they would rather it be by the board, Davis agrees he would. Suther explains if they chose to make a motion that they should include the change to 11-3-2 that it be appointed by the governing body of the municipality. Davis questions Jarman if they can make that wording change. Jarman states you can strike though Mayor and add the City Council. Jarman makes clear that if appointed by the governing body or City Council that they can include themselves, they are not precluded. Davis mentions that the Board of Adjustments would be a separate meeting. Suther makes clear there is only Board of Adjustment meetings when there is a variance to be addressed. Jarman states if they make the change to be appointed by City Council that they will have to have a city council meeting to appoint. Suther explains this ordinance is not in effect for another thirty days. It will take a few weeks or thirty days to find five people to serve on the Board of Adjustments. Grinstead states they would want the Board of Adjustments separate due to their recommendation to Council. Suther clarifies the City Council does not vote on the variances any longer, the Board of Adjustments does. City Council does not get the variances. Coppenbarger mentions the Council cannot overturn the Board of Adjustments vote. Suther and Jarman agree that is their understanding. Suther explains if this ordinance is adopted the next step is to lay out the procedures and who the requests will go to. Suther will assign a city employee to be the clerk to keep up with the meetings, applications, do the minutes and anything else needed. They will coordinate with the Board of Adjustments when they need to have a meeting. Davis questions if it is State Statute that the municipality is to have a Board of Adjustments. Suther explains it is if the City wants to do variances. Davis makes a motion to approve the Ordinance with the changes talked about, striking Mayor and adding City Council. Jarman states that is one part and questions if we are talking about the whole ordinance. Suther asks if there is something she would like to bring to the Councils attention. Jarman states Section 11-3-5. Davis states his motion was to include everything that was stricken or changed but include the additional amendment striking Mayor and adding City Council. Suther verifies that Davis is wanting to adopt the whole ordinance as presented with the additional change from Mayor to City Council. Davis agrees, yes.

Agenda Item #13 Consideration and possible action to approve, amend or deny Resolution #715 Acknowledging Procedural Deficiencies in the Granting of Variances.

- Motion to approve Resolution #715 Acknowledging Procedural Deficiencies in the Granting of Variances by Davis. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes.

- Suther explains that without a Board of Adjustments since 1978, there have been some procedural deficiencies in our granting of variances. The resolution acknowledges that. It ratifies all previously issued variances. It does not validate future actions. It states we are now going to be in compliance. We are addressing our mistakes.

#### Agenda Item #14 Department Reports to include updates, projects, and financial information.

- Police, Animal Control & Code Enforcement
  - Dee Gregory, Chief of Police, provided his report in the packet. Numbers for calls, citations, warnings, accidents and arrests were included. June 17<sup>th</sup> the Police Department hosted a radar class put on by Stalker Radar. Gregory points out they had 233 more calls this year than last year. Animal Control there were no animals taken to the shelter in June. All numbers were provided in the report in the packet. Code Enforcement, Suther has been working with Code Enforcement Officer Lance Chronister. Gregory has been working on a case where the resident is a tribal member. Gregory would like to make the Council aware that there is a resident on South 6<sup>th</sup> that has received two citations. Gregory spoke to the district attorney and hopes with the help of the judge they can get something done. That address was left out of the report. For June there were 28 courtesy notices and 6 citations. Up till the 14<sup>th</sup> of July there have been an additional 10 notices and 11 citations.
- Fire
  - The fire department report was included in the packet. Suther goes over the report, there were 22 runs. The Fire Department will be working on ventilation training on a recently purchased property that is going to be torn down.
- Public Works – Streets, Cemetery and Park
  - Mark King, Public Works Director, provided his report in the packet. King reports the 4<sup>th</sup> of July event went off well. The cemetery mowing has been taken over as of July 1<sup>st</sup>. It is a continuous mowing schedule. King is hiring and looking to fill some positions in his department.

#### Agenda Item #15 City Treasurer Report

- The Treasurer's report was included in the packets. Sirena Gaddis, City Clerk Treasurer, went over the tax revenue, transfers, reconciled fund balances, for the month of June. Gaddis noted the CD that matured on July the 14<sup>th</sup> was renewed for a 6-month term at 4.27% APY at First National Bank in Davis. Gaddis went over the DMA monthly billing for June.

#### Agenda Item #16 City Manager Report

- Suther handed her report out at council. Included in her report was General Fund, DMA and Turner Falls financials broke down by month with actual monthly revenues and expenses. Current year to date revenues and expenses compared to budget. Suther explained there are still some budget adjustments to be made to shore up the end of the fiscal year. The report does not reflect those final amendments to prepare for our fiscal year 2025 audit. On 6<sup>th</sup> Street, Suther met with the contractor and engineer. Suther is waiting for some information from the contractor so that they can get some temporary construction easements. There are a couple properties that need some additional grade and additional analysis. There are still a couple curb cuts to be done. Suther explains that 25 years ago the City made an agreement with Chigley Estates. The property owner is now interested in getting something going. The City agreed to bring some water lines across and extend some streets 25 years ago. The project is not included in the current fiscal year budget. Suther will be looking into what has been done, what needs done, and how the Hanover project will affect the drainage. Grinstead asked if there was a statute on something like that. Suther is unsure. Grinstead asked if we have found the minutes from the meeting 25 years ago. Suther states we have not looked yet. Davis asks where it is located. Suther explains it is down Hanover Road, the thirty acres on the West side behind the Villas. Suther touches on the Red, White, and Davis event. This year was a success and there was really good feedback. Suther will be bringing new ideas for the event next year. There was a lot of electrical work done to prepare for the event. Suther will now work with King and the contractor to move down further into the

park to prepare for Christmas. Community partners there were Bana Solar and Roofing, Pathway Church and Davis Community Church. Local artists performed including Jennifer White, Kole DeArman and Cameron Hoffman. The main performer of the night was Austin Dixon. The Fire Chief search is underway. Currently focusing more on social media posts to go to the different associations and a campaign through The Davis News.

Agenda Item #17 Davis Chamber of Commerce Report

- No report. Lauren Payne, Chamber Director, had to leave the meeting early.

Agenda Item #18 New Business: Discussion concerning any matter not known which could not have been foreseen prior to the posting of this agenda.

- None

Agenda Item #19 Adjourn

- Motion to adjourn made by Bumgarner. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes. Time: 8:03 PM

ATTEST:

/s/ Sirena Gaddis  
Sirena Gaddis  
City Clerk/Treasurer

/s/ Brian Davis  
Brian Davis  
Mayor

**Davis Municipal Authority**

July 14, 2025, 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: 8:03 PM

Agenda Item #2 Roll Call

- Chairman Brian Davis – present; Vice Chairman Stan Jones – absent; 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. Motion to approve made by Bumgarner. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes.
- b. Claims. Motion to approve made by Bumgarner. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; 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 or deny Parkhill Task Order #09 for Davis 2025 Water Model in the amount of \$68,000.00.

- Motion to approve Parkhill Task Order #09 for Davis 2025 Water Model in the amount of \$68,000.00 made by Davis. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes.
- Suther explains that about thirty days ago King and Suther realized the water towers are failing us. Suther began the conversation with Parkhill about what is required for building a tower. DEQ requires that a water model be completed before you can apply for a permit to build a tower. Once the water model is in place it can then be used for future planning. Initially it will be used

for the water tower. It can then be used in the future for say the City has a housing addition coming in, you can enter that information, and the water model will tell you what you need to take into consideration. The large initial cost of \$68,000 will allow for reuse. The use towards other things will have a smaller cost associated not like the initial cost. Grinstead asks if the water model has mapping. Suther explains it does not, we are doing mapping through a GIS mapping software. Suther explains this water model is required to even engineer a water tower and apply for the DEQ permit. Suther is looking for funding but if the council chooses to make a motion to approve this task order, she would like the motion to include funding it from the contingency fund unless other funding is found. Suther states we must engineer a water tower starting now with the water model and then engineering. We will still be two years away from a constructed water tower. Grinstead questions if it is all upfront payment or progressive payment. Suther confirms it is progressive through the project. The model will take about four months. Grinstead questions how much we are moving from Contingency Fund. Grinstead believes we moved some this last year. Suther states we did not move any this last year; we raised the limit to prevent moving funds. Suther states contingency is currently at \$409,000. Grinstead states before the increase we were moving continually. Suther states when the limit was at \$250,000 there was about fifty to sixty thousand moved a year. Grinstead states that before it was being moved off now the funds are in there. Suther states the likelihood of finding additional funding is not likely, but she will look. Davis questions King if he has ever done a water model before. King has not done this exact one. King states there is a lot that goes into this. The City does not have the current water storage. The best tank the City has is the one built in 1906. The newest tank is the one in the worst condition, the one at the water tower. A vendor came out to patch the hole on the side of the stem. The more they worked the worse it got. The stem is seeping. Davis questions if the water model information is going to come from us and the engineer is putting it together for \$68,000. King states Parkhill will compile all the data using our information and what they compile from different data sources. Suther recommends that the water tower be placed at the water plant. Davis asks if in addition to or as a replacement. Suther states a replacement. We cannot continue spending money on the current tank. It is the most critical tower due to the need to use it to backwash. The current tower is a 50,000-gallon tower. Suther is recommending a flat bottom, stove pipe type tower. They are least expensive to build and go up quickly. She recommends a 250,000-gallon tower. Grinstead asks what the town's total storage currently is. King states 200,000 in town. Suther states Fried Pies is 170,000 and Turner Falls is 100,000 gallons. King states the Fullerton Park tower drains in fifteen minutes. Grinstead states should we tear down the old tower and lose the 50,000-gallons. Could the existing tower at the plant be used to backwash. King states it is in such bad repair it needs taken out. Grinstead states we could almost build another for what it would take to repair the current tank at the water plant.

Agenda Item #6 Consideration and possible action to approve or deny Parkhill Task Order #10 for Davis 2025 New Water Storage Tank in the amount of \$112,500.00.

- Motion to approve Parkhill Task Order #10 for Davis 2025 New Storage Tank in the amount of \$112,500 made by Bumgarner. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes.
- Suther presents this task order is for the actual engineering of the water storage tank. Parkhill will survey the sites, use information from the water model, and other information they have on our system. It will go through different design, administration and geotechnical reports. Davis questions if this is for the cost of the tank. Suther clarifies this is for the engineering only to build the tank we are looking at about another \$950,000. In our CIP five year plan the replacement of a tank was not part of the plan. Work needed and maintenance are all that was included. Bumgarner questions if this tank will last long enough to build a new one. Suther states that her next step is to find out what happens in an emergency and what that solution is. Even with funding there has to be a water model, engineering and construction. This is the first step. Suther will research funding and will look at the SODA REAP possibility. If unable to find other funding, she will look for this to be a contingency item.

Agenda Item #7 Department Reports and Managed Agreement Reports to include updates, projects, and financial information.

a. Public Works – Water & Wastewater

- King presents there have been lots of new things ordered for the water plant. They have updated the turbidity meters, chlorine analyzers and PH meters. Everything should be installed this month. Danny Cox, Water Plant Operator, has been working hard. He has worked on the chlorine pumps, backwash program, and repair to the backwash tower. He worked on relocating the chlorine and water feed lines. The valves in the water plant were almost all inoperable, Cox has repaired those. Cox has also repaired or replaced all the eye wash stations in the plant. At the sewer plant all new power lines were put into the UV station. All new bulbs were ordered and put in. There was only partial power due to a line being hit. The line had to be replaced to take care of our notice of violation from DEQ. Grinstead asks if the stuff replaced at the water plant will last. King states all the Hawk stuff purchased was out of date, it was the original parts. King states they never turned the water plant into being fully automatic. They turned it into what worked for them, so it was never right from the beginning. King states that will not happen at the wastewater plant. King states every day is something else, the plant has been struck by lightning numerous times, causing electrical issues. King states the towers are supposed to be inspected every three years. Grinstead questions if we have documentation of the last time they were inspected. Suther states besides the last time we do not. Grinstead asks if that is our guideline or a DEQ guideline. King states it is DEQ. It is up to us to get them done and have them available if DEQ comes to ask for them. King states we may still have to coat the tank before we can get a new one build to satisfy the violation. Suther announces that the emergency meeting we had to approve the collar on the A St tower, the RIG committee did agree to add it to our RIG grant, we will now receive the full \$100,000. Friday notices for the May and April chlorine level violations were mailed out. That is when Wright Water was still operating the plant. The month of June there were no violations. The monitoring changes and the way the plant operator has been operating the plant is the biggest reason for the success we have had. We are still recruiting and hiring and continuing training and testing for new licensing. Costs have increased since the wastewater treatment plant loan was done. We are working with a credit analyst, and they are recommending a rate increase for October 2025 to keep us in the debt service coverage we are required for the loan when we borrowed the money 2 years ago. More information will come in August.

b. Turner Falls Park

- Tom Miller, Operations Manager, provided his report in the packet. Miller reports that the Sycamore water line has been completed both testing and construction. Where the fire hydrant is they need to put some protection to prevent it from being run into. Same thing for the drain line. Disaster 4776 with FEMA has been submitted. The Villa's electrical, water, sewer, and interior upgrades have been completed. The HVAC is still in process. Housekeeping had the A/C unit upgraded in their building to keep up with the commercial washer and dryer inside. Temps were over 90 degrees inside and now holding at 70 degrees. Over the winter the building will need some additional insulation. The Fourth of July weekend was sold out on Friday and Saturday. Parking sold out as well. Numbers were close to last year with last year being a four-day holiday and this year only being a three-day holiday. The lifeguards have been busy this year. Booking and revenue number are included in the packet. Miller is working with Full Strut to get the numbers dialed in, so they are more accurate. Grinstead notes the income from parking is down equating it to weather. Miller confirms we have lost every weekend this season besides the Fourth of July.

c. Cross Bar Ranch

- Suther presented the June Cross Bar revenue was \$6,404.89 bringing their quarter two total to \$63,185.98. Suther notes on the treasurer report that \$302,406.11 of the Capitol Improvement fund is Cross Bar funds. Suther passed

out documents before the meeting. Included in the documents was a scope of work for the Well House. It was on the list of projects but not high up. It is now number one due to DEQ and the requirement for the Well House to be tested now. The Bunk House is a number two project. Then Ranch House and Shower Houses. The Bunk House needs a new metal roof and some siding. A scope of work will be prepared for it to send out for bid. The Ranch House has a list of projects. Suther talks about the Shower Houses and that Justin Ramsey met with CXT who did the vault toilets at Turner Falls. The cost is included in the handout; the cost does not include installation. Suther does not recommend that we install the shower houses ourselves. Davis questions why the cost with installation is not included. Suther states because after the cost of the Well House, Ranch House and Bunk House and some road repairs she does not believe there will be enough funds to do the Shower Houses. Grinstead asks if the money was already allocated for the Ranch House backroom fire and repair. Suther states the only thing from Ramsey's list of projects for fiscal year 25 that happened was the Starlink internet. Suther explains these projects' scope of work needs to be sent out so we have an accurate cost for repairs. Based on funding we will work down the projects. Grinstead questions what the estimates are for. Suther will let Ramsey speak on the estimates. Davis clarifies that Suther is putting together the scope of work to have the cost estimated. Suther wants in a meeting to be able to clarify with the contractors what priority is and so on. Then with the money we have we are going to spend as much as we can to get done as much as possible. She wants to make clear to the contractor we will only do as many projects as money will cover, not all projects. Ramsey explains the quotes. He had a contractor come out to review the roads. It happened to be when there was heavy rain and in the worse conditions. The first estimate is for Southwest Well Camp Road. The second estimate was Low Water Crossing to Well Camp. Grinstead questioned the price per ton of rock. Ramsey stated he let the contractor set that price. Suther asks Ramsey what percentage he would like allocated to road work per year. Ramsey states it depends on budget, but he would like \$25,000 to \$50,000 a year on roads. Grinstead questions if Ramsey would recommend doing the whole road or more of a bad spot fix then doing an oil and chip to prevent gravel wash out. Ramsey recommends getting a professional out there to tell them how to fix it. Suther asks Ramsey if these quotes were recommended as gravel repair or oil and chip. Ramsey states the contractor recommended gravel repair and starting with a good base and the drainage. Ramsey touches on events coming up, they are looking at water activities to get people out in the heat. Hootenanny dates are not set but should be last two weeks of October. They have an adventure bike rally the closing week of deer season. Ramsey is also working on a preparedness event to help those that come from out of town and don't know what to do when they get lost or run into an emergency. They are also looking at doing a horseback trail ride. Suther goes over the timeline for the improvements at Cross Bar. Publishing for two weeks starting July 23. Holding a pre-bid around the 6<sup>th</sup> of August. Bids due the 18<sup>th</sup> of August. Then anything over \$50,000 coming to the September meeting for award. Suther asks if there are any questions or concerns about the priority of the work laid out. Davis notes the Well House has to be done. Suther agrees they have to rebuild or reduce connections and reducing the connections is not the answer.

d. 777 Zip

- Suther reports 777 Zip revenue for the month of June was \$4,918.70 bringing their quarter two total to \$9,656.08. They had a good June.

Agenda Item #8 WWTP Construction Project Report.

- Suther reports the city is looking to bring the wastewater treatment plant online August 11-13. Sludge will be brought over from Sulphur. King states it will need to run for two weeks. There is still a wall to be poured. Suther states the work is continuing and we are getting close.

Agenda Item #9 New Business: Discussion concerning any matter not known which could not have been foreseen prior to the posting of this agenda.

- None

Agenda Item #10 Adjourn.

- Motion to adjourn made by Bumgarner. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – absent; Davis – yes. Time: 8:59 PM

ATTEST:

/s/ Sirena Gaddis  
Sirena Gaddis  
City Clerk/Treasurer

/s/ Brian Davis  
Brian Davis  
Chairman