

Notice of Public Hearing & Agenda

City of Davis

August 11, 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 – present; Councilman Clint Grinstead – present; Councilman Jeremy Bumgarner – present

Agenda Item #3 Prayer.

- Prayer led by Jones.

Agenda Item #4 Pledge of Allegiance.

- Pledge led by Davis.

Agenda Item #5 Consideration and discussion to rezone SHORTS FIRST ADDITION BLOCK 1, LOTS 12, 13, & 14, more commonly known as 730 S Hwy 77, City of Davis, Murray County, Oklahoma.

- Sirena Gaddis, City Clerk/Treasurer, presents that this agenda item was on last month's agenda. It is being reintroduced due to an error in the legal description of the property last month and the need to be reapproved correctly.

Agenda Item #6 Consideration and discussion to rezone DAVIS BLOCK 77, LOTS 2 & 3, more commonly known as 214 W Main Street City of Davis, Murray County, Oklahoma.

- Ralph Coppenbarger, City Planner, stated that the Planning Commission met on July 21, 2025, regarding this property. This is an older property that was never rezoned correctly. Notice was published in the Davis News on July 23, 2025. The Planning Board made recommendations to approve the rezoning to the council. Davis asks if letters were mailed out. Coppenbarger explains they are not required just the notice published in the paper.

Agenda Item #7 Consideration and discussion to rezone DAVIS BLOCK 62, LOTS 3, 4 & 5, more commonly known as 402 E Benton Ave, 404 E Benton Ave, 102 N 4th Street, respectively, City of Davis, Murray County, Oklahoma.

- Coppenbarger presents that TH Rogers purchased the three lots. The Planning Commission voted to recommend rezoning to the City Council. Notice was published in the Davis News on July 23, 2025. Coppenbarger explains Benton Ave is the designated truck route. Jones questions if the lot on Benton will be the truck route going across the alley. Daniel Sierra, property owner, explains when the other lots became available it was more desirable to run the truck route that way. Jones agrees.

Agenda Item #8 Close Public Hearing.

- Public hearing closed by Davis.

Agenda Item #9 Adjourn.

- Motion to adjourn made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes. Time: 6:05 PM

ATTEST:

/s/ Sirena Gaddis

Sirena Gaddis
City Clerk/Treasurer

/s/ Brian Davis

Brian Davis
Mayor

City of Davis

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Agenda Item #1 Call to order Davis City Council.

- Meeting called to order by Mayor Brian Davis. Time: 6:05 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 Introduction of new City Attorney, Mackey A. Gammill.

- Susan Suther, City Manager, introduces Mackey A. Gammill. Suther presents Gammill has been City Attorney since July 15, 2025. Gammill has been working actively alongside us since then and this is her first meeting.

Agenda Item #4 Consideration and possible action to approve or deny the Consent Agenda.

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

Agenda Item #5 Consideration and possible action to approve or deny items removed from Consent Agenda.

- None

Agenda Item #6 Consideration and possible action to approve, amend, deny, postpone, acknowledge, affirm, or table Resolution #713 (Correction) to rezone SHORTS FIRST

ADDITION BLOCK 1, LOTS 12, 13, & 14, more commonly known as 730 S Hwy 77, City of Davis, Murray County, Oklahoma.

- Motion to approve Resolution #713 (Correction) to rezone SHORTS FIRST ADDITION BLOCK 1, LOTS 12, 13, & 14, more commonly known as 730 S Hwy 77, City of Davis, Murray County, Oklahoma made by Jones. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #7 Consideration and possible action to approve, amend, deny, postpone, acknowledge, affirm, or table Resolution #716 to rezone DAVIS BLOCK 77, LOTS 2 & 3, more commonly known as 214 W Main Street City of Davis, Murray County, Oklahoma.

- Motion to approve Resolution #716 to rezone DAVIS BLOCK 77, LOTS 2 & 3, more commonly known as 214 W Main Street City of Davis, Murray County, Oklahoma made by Jones. Second by Oakley. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #8 Consideration and possible action to approve, amend, deny, postpone, acknowledge, affirm, or table Resolution #717 to rezone DAVIS BLOCK 62, LOTS 3, 4, & 5, more commonly known as 402 E Benton Ave, 404 E Benton Ave, 102 N 4th Street, respectively, City of Davis, Murray County, Oklahoma.

- Motion to approve Resolution #717 to rezone DAVIS BLOCK 62, LOTS 3, 4, & 5, more commonly known as 402 E Benton Ave, 404 E Benton Ave, 102 N 4th Street, respectively, City of Davis, Murray County, Oklahoma. made by Jones. Second by Oakley. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #9 Consideration and possible action to approve, amend, deny, postpone, acknowledge, affirm, or table the proposed Date Changes to the 2025 Planning Commission Calendar.

- Motion to approve the Date Changes to the 2025 Planning Commission Calendar made by Oakley. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes
- Ralph Coppenbarger, City Planner, presents the calendar change recommendation to move the meetings to the third Monday of each month with the exception of November and December already being on the third Monday due to holidays. State Statute requires publication of notice in the paper fifteen days before the public hearing. With the current meetings being on the fourth Monday there is no time to publish and make the next Council Meeting. The change is to make rezonings timelier for businesses and citizens.

Agenda Item #10 Consideration and possible action to approve or deny designating Sirena Gaddis as the Authorized Agent for the City of Davis with Oklahoma Municipal Retirement Fund.

- Motion to approve designating Sirena Gaddis as the Authorized Agent for the City of Davis with Oklahoma Municipal Retirement Fund made by Davis. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

- Sirena Gaddis, City Clerk/Treasurer explains Suther is currently the authorized agent with OkMRF. Gaddis is doing the enrollment and work for all the retirement documents and changes and taking the forms to Suther to be signed. This approval will allow Gaddis to be the agent to sign the forms.

Agenda Item #11 Consideration and discussion to revise Section 300: Benefits, under III. Benefits and Leave Policies of the City of Davis Employee Handbook adopted February 12, 2018.

- Suther presents this item was requested to be added to the agenda by Jones. Jones would like to consider a change to the handbook to allow employees who do not take our insurance to be compensated for not taking the insurance. Jones states the policy and procedure manual needs lot of updates. Times have changed and previously there was only one person working and the other stayed home, so they only had one insurance. Jones states most families have two incomes now and they have two options for insurance. Jones states over time different employers have adopted a policy to make their hiring more attractive. Jones would like us to look at as an option to have a more attractive package when hiring new employees, we could share that benefit. Jones gives an example that some employees can get penalized or have to pay a fee for not covering their spouse. Jones states the school, for example has different options of coverage and as a result of his wife taking a less aggressive plan they will pay her the difference in the plans. Jones states we have some employees that have secondary insurance due to age or retirement from their primary job or maybe their spouse. Jones states that it gives us a way to look at our benefit package to make it aggressive and competitive in the marketplace. Jones states when we hire an employee and have a benefits package there will be money involved, and we are out as an employer. Jones states we would be paying out to the employee or the insurance either way whether the employee takes the insurance or not. The City of Davis is not out of anything extra. Jones states if they decide not to take the insurance, they are saving the City money but we as the City, have offered the benefit so either way the City would be out the cost. Jones does not believe there will be many employees under this umbrella but when we advertise for new employees there is the option of the salary and the benefits. We can use the benefits package to make it attractive enough to draw quality people. Jones states that up front the City knows they have to have x amount of money that has to be budgeted for each employee. If they chose not to enroll, they save the City money. If the employee received the money as a stipend rather than it going to the insurance company, the City is paying the same amount of money and it is not a negative. Jones states it could open up other issues in the City and those could be addressed as they come. Grinstead states he does not discount what Jones said that the policy handbook should be updated from time to time but when the employee was hired, they knew at that point they were not going to take the insurance and that they were not going to receive any stipend or compensation. Grinstead states they are fringe benefits, and you can either take advantage of them or not. Grinstead states it is like offering sick days and they don't use them, so you buy them back off of the employee and it doesn't work that way. Jones states a lot has changed in five years. Jones asks when this section of the handbook was updated. Suther states the handbook is under review. This section is not one that she has drafted any changes to. Suther has not drafted any changes to reimburse or stipend any of our employees

for not taking any portion of our benefits. Jones states it is his understanding that they make changes to the policy and procedures manual when something new comes up. Jones states twenty or even ten years ago this was rare but it's becoming more mainstream. Jones wanted it on the agenda to discuss. Jones brings up the Police Department and the training we put into the employees and then other communities swipe our employees, and we are out the money, time and effort. This would make our Police Department more attractive and maybe we could bring from other cities. Jones would like to see what other cities our size offer and maybe if it makes our benefit package more attractive then we can get quality employees and retain them. Suther states Jones mentions the Police Department and Suther has been conducting exit interviews since being City Manager or someone on her behalf has conducted an interview. In those interviews pay and opportunity for advancement has been the number one reason for turnover. Those that have left recently have left for larger agencies. Suther is working with Chief Gregory on a competitive rate structure to attain either an experienced officer that the additional money is not spent on or get them closer to where they would like to be. Suther states we cannot compete with Chickasaw Nation or Lighthorse. The most recent officers that left would still need insurance. This is not something that would have retained the most recent officers. Suther states there are other ways to attract employees. Suther states there has been aggressive hiring in the Public Works department. Oakley asks if there is an option to opt in or opt out of health insurance and if there is a penalty if they opt out. Suther states there is an option and no penalty. Oakley asks why the insurance is not given to every employee. Suther states the employee must choose and that there are only a handful of our employees who have chosen not to. Two of the employees are still covered by their parent's plan and the others have another insurance option. Suther is concerned if we don't require other insurance, the health of our workforce could decline. Suther states that having insurance that allows our employees to see local healthcare providers and do business with local pharmacies is a huge benefit to our city. Bumgarner states he called a neighboring town and if their employees do not take the insurance, they do not get the money. Jones states he spoke to someone who had talked to some towns that did. Grinstead asks what companies were contacted. Jones states he did not do the research. Mackey A. Gammill, City Attorney, states she checked the websites of the Cities of Sulphur, Pauls Valley, Lindsay, and Ardmore and none of them compensate employees for opting out of employer-offered insurance. Oakley asks Jones what percentage he suggested. Jones states instead of being 100% the council would set the policy and procedure manual and could offer them 90% . The employee would get some benefit from it because it is a benefit, it is not a bonus or extra pay it is part of the benefit package. That would then save the City 10%. The employee could if not offered the money take the insurance to cost the City the full 100% rather than being nice and not taking the insurance. Jones states it could be 90% it could be 80% paid to the employee then the City would not have to pay the 100%. Jones states it could be whatever percentage is decided. Jones states either way as the employer we are not losing any money. Jones states maybe an employee would stay with this option rather than going somewhere new for a \$2.00 raise. Bumgarner asks if the Police Department has a clothing allowance. What happens if an employee decides he does not want his clothing allowance would we have to pay him? Grinstead states if you have an employee that comes and says if you don't do this I'm going to take the insurance

and you offer them 90% of it you are not going to satisfy that employee if you are not giving them the 100%. Jones states either way it costs the City the same amount of money and makes the benefit package more attractive. Oakley asks if the employee has to sign up for the insurance or if they are automatically enrolled. Suther explains that the employee physically has to select their benefits and sign off at the end that it was you. Oakley asks if it would be ridiculous for any employee to opt out. Suther explains it could be a back up insurance. Gaddis states what she has seen lately is that the younger employees are staying on their parents because their parents' deductible is less. Davis states there may be no benefit of carrying two insurances. Davis asks if our benefits package has clothing allowance. Suther explains that Police Department and Public Works receive their uniforms. They get a boot allowance, so we know they are wearing safe footwear. The Fire Department receive their firefighting gear. Turner Falls Park receive staff shirts. Suther asks the council to allow her time to rewrite the personnel policy. Suther does not intend to write into the policy a recommendation to reimburse or give a stipend for someone not taking our benefits but there are other areas of benefits that she has been working on. Suther would like to work through some hiring processes to attract staff if that is the main concern. Davis questions, if this is done for insurance how they can exclude someone asking to be reimbursed for their bunker gear because they do not want to receive new and would rather be paid the money. Davis thinks if it has a cash value it could be asked for. Grinstead states how would you exclude everything and how far could it go. Gammill states there are certain things you could go through, or something is brought to your attention and it's a what if scenario but currently the conversation needs to stick to insurance. Gammill clarifies the agenda item is on the insurance part of Section 300. Jones states the City used to pay the employee's deductible and it was a very positive part of the benefits package and asked when it changed. Suther explains it changed before her employment but when the City obtained an insurance provider with a more affordable deductible. Oakley asks if the budget is written before they have the option to opt in or out. Suther explains the budget is written before open enrollment and we have the cost of insurance. Oakley asks if the budget is worked as if every employee is going to opt in. Suther states every employee is budgeted for because something could happen during the year and they lose their other coverage or have a life event, and they can take the insurance. That is not just an open enrollment thing. Oakley asks if they decide to opt out if it is spent somewhere else. Suther states it is just saved in the budget, there is not much that moves between benefits, retirement and salary. Suther explains with all things offered including paid time off, the health, dental, vision, life insurance and retirement for eligible employees we have a very good benefit package. Davis questions if you have to opt in to the retirement. Suther responds it is required to participate in the retirement plan when you work for the City of Davis as a full-time employee and are required to pay a set amount. We pay in a higher amount than the employee pays in. It is a pension plan. Jones asks if it is a seven-year vesting. Suther states for regular retirement it is seven years and believes for Police and Fire it is twenty years till fully vested. Depending on time between employment it can carry over to another city. Oakley states by the employee not signing up the city wins, and the employee gets nothing out of it. Grinstead states it is a fringe benefit it is not an in lieu of. Tom Miller, Operations Manager, states he opted out of the insurance and because he opted out, he made a little more money.

Suther states it was a salary choice not a stipend. Suther states salary choices can be managed by the City and salary choices during negotiations can happen. Suther states in the past there has been a stipend for employees and because that stipend was given at a set amount when our insurance cost dropped the employee still received the higher amount for their entire employment. Salary can be controlled and negotiated. Suther again asks the Council to give her time to rework the policy and put together aggressive hiring packages to attract the right people.

Agenda Item #12 Department Reports to include updates, projects, and financial information.

- a. Police Dispatch Activity, Animal Control Activity, & Code Enforcement Violations & Citations, Training Updates.
 - Isaiah Farris, Assistant Chief of Police, presents the reports provided in the packet. Dispatch numbers are in the report. The department hosted a report writing class. Officer Graves graduated from Cleet. New this month is a call comparison that Chief Gregory has been keeping up with since he became Chief last May. Farris notes the calls this year compared to last year are up. Davis notes some months are double. Farris presents the animal control report from the packet. There are currently three dogs in the pound and none on case hold. Suther speaks on the Code Enforcement numbers. Suther asked for the resolved column to be added for the Council to be able to see what has been resolved. Suther states two situations are in tribal court and ask for any questions. Jones asks if the City has their dates for limb pickup. Suther explains it is done twice a year, looking towards the month of October for the next clean up. Suther presents three of the summary abatement lots that the City had liens on have sold and we have received our money back on those. There is one active summary abatement.
- b. Fire Dispatch & Responses, & Training Updates.
 - Suther presents the fire report that is provided in the packet. August training will be on the in service of the new Brush Truck.
- c. Public Works – Streets, Cemetery, & Park General Updates.
 - Mark King, Public Works Director, presents his report that was handed out at council. King lets the council know Danny Bumgarner has retired. New hire, Keith Green, is the new Superintendent. Michael Buckaloo has been a great addition and help at the water plant and wastewater plant. King mentions the mowing has been hard to keep up with due to the short staff, but they are moving along.

Agenda Item #13 City Treasurer Report.

- Gaddis presents the report that was provided in the packet. The report includes current month's Sales and Use Tax received, noting it is down from last year. All reconciled bank account balances. The two current investment balances and an updated balance on the Water Treatment Plant debt service. Gaddis also provided the July 2025 DMA billing numbers.

Agenda Item #14 City Manager Report.

- Suther provided the Council with a report at the meeting. Included in the report are General Fund, DMA, and Turner Falls current month, year to date and total year budget numbers by department. Suther explains some June expenses will be reallocated in preparation for the audit. There was also some insurance payments made for workers comp and auto that are only quarterly that started in July. In DMA there were some large equipment and chemical orders. The same thing with the quarterly insurances on DMA. Suther notes the water distribution line is where the water treatment plant charges are. Suther clarified the year to date is the same as July because we are in the first month of the fiscal year. Jones asks if the budget line is for the whole year. Suther confirms it is for the whole fiscal year.

Agenda Item #15 Davis Chamber of Commerce Report.

- No chamber report.

Agenda Item #16 New Business: Discussion concerning any matter not known and not reasonably foreseeable prior to the posting of this agenda.

- None

Agenda Item #17 Adjourn.

- Motion to adjourn made by Bumgarner. Second by Oakley. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes. Time: 7:04 PM

ATTEST:

/s/ Sirena Gaddis
Sirena Gaddis
City Clerk/Treasurer

/s/ Brian Davis
Brian Davis
Mayor

Davis Municipal Authority

August 11, 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: 7:04 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 or deny the Consent Agenda.

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

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

- None

Agenda Item #5 Presentation by Parkhill on the Sanitary Sewer Evaluation Study.

- Travis Archer with Parkhill presents that he met with the City a few years ago about doing a sanitary sewer study. Over the past few years subcontractors and Parkhill staff have worked to complete different services on behalf of the City. Archer is here to present what the findings were and Parkhill's recommendations. Archer states originally the City requested mapping and asset inventory of the existing wastewater collection system to be integrated into a larger comprehensive capital improvement plan. The scope included surveying the wastewater collection system and following the collection of the data, the Sanitary Sewer Evaluation Study was performed to develop sewer basins, identify areas of high infiltration and inflow and develop phase rehabilitation projects. Archer states the City has three separate collection systems that are either collected by force main or gravity flow. There are 20.5 miles of gravity sewer, 3.6 miles of force main, 257 manholes and 17 lift stations. Within the city there are 5 Basins. Parkhill came in and set up a control network that can be used for future surveying. Parkhill went to every manhole and shot top of rim elevation and got GPS coordinates. Parkhill contracted with Duke's to collect some of the field data including flow monitoring, manhole inspections, acoustic pipeline inspection, lift station monitoring, microdetention a data analysis. Archer states the goal of the project was to identify where there is inflow and infiltration meaning where ground water is getting into the collection system, where there is direct inflow, broken pipeline or defects within the manholes. Three flow monitors were installed in the primary collection system. Manhole 2 collected Basin 4 & 5 data. Manhole 99 collected Basin 2 data and Manhole 133 collected Basin 1 data. Basin 1 data showed significant I/I. The peaking factor, or how many times more flow was received during wet weather, was 3.0 in Manhole 2, 1.4 in Manhole 99 and 14.7 in Manhole 133. Archer states Manhole 133 average dry weather receives 75,000 gallons per day. During the wet weather it received over a million gallons and that is a significant response within the system. Of the 199 Manholes Duke's inspected 33 were level 2, 74 were level 3, 63 were level 4 and 29 were level 5. 1 meaning perfect, 2 meaning ten plus years out on upgrades, 3-5 ratings are potential capital projects. 29 of the Manholes at level 5 have the potential risk of the next year to three years of collapsing. Duke's performed acoustic testing on 58,308 feet of gravity sewer pipeline. Of that testing more than half of the tested pipeline showed a zero meaning it was submerged, clogged, plugged and water was not flowing. When Parkhill first went around the system and popped manholes, they found a lot of surged manholes meaning water was already close to the rim of the manhole. Of the 17 lift stations 16 were monitored, the one at the wastewater plant

was unable to be monitored due to the construction. Monitored were wet well levels, power failures, pump run time and other alarm events. There specifically were 732 high wetwell level alarms. Parkhill recommends a strong routine operation and maintenance. Meaning getting out and cleaning to get the system flowing. Parkhill recommends public education on dumping of fats, oils, grease and flushable wipes not being flushable. Parkhill recommends Phase 1 pipe cleaning in three schedules and lift station routine upgrades. Phase 2 begins capital projects. Basin 1 rehab includes the highest peaking factor, and 20 deficient manholes. Phase 3 and Phase 4 also include manhole repair and line being replaced. Archer mentions the intent to go for CDBG funds for Phase 2 through 4. Suther states CDBG would only fund about 50% of the \$995,500 in Phase 2, the City would have to have the match for the remainder. Archer states Basin 1 is the priority; it is the oldest part of the community and will be the most challenging being the center of the city. Phase 5 is manhole rehabilitation only on manholes not included in the previous phases. Lastly Archer provides a timeline for the Phases spanning the next ten years. Davis asks for clarification on a deficient manhole. Archer states that means it could have bricks missing or partially collapsed at the cuff. Archer states the entire report is available to the city. Suther states we will be able to work the O&M when we get the GIS system and the mapping software, we will be able to log and manage what and when maintenance has been done. Jones questions if the cost is for cleaning and we get into the cleaning, and the pipe has to be replaced what that could do to the cost. Archer explains the cleaning is done by city staff. The cost assigned is for replacement. King explains he has plans with the Public Works Superintendent to get a jetting program going using maps, training the employees, and starting in the older part of town. King states the little bit of jetting and lift station repairs Public Works has already done has shown a huge difference and decrease in sewer problems. King states the biggest issue has been neglect of the system. King states it will take the money to fix it but the longer we wait the higher the numbers will go.

* Clint Grinstead exited the meeting at 7:54 PM

Agenda Item #6 Consideration and possible action to approve, amend, deny, postpone, acknowledge, affirm, or table Resolution #718 Increasing Water, Sewer, and Garbage Collection Rates.

- Motion to approve Resolution #718 Increasing Water, Sewer, and Garbage Collection Rates made by Davis. Second by Jones. Vote: Bumgarner – yes; Grinstead – absent; Oakley – no; Jones – yes; Davis – yes.
- Suther presents the cost of \$3,369,025 that Parkhill gave on the Sanitary Sewer Evaluation that those costs will continue to grow in future years. With our Water Treatment Plant loan with Oklahoma Water Resources Board and our new Wastewater Treatment Plant loan of which payment will begin and be due starting September 15th. With those costs considered Suther explains we worked with Chris Wolff with Municipal Finance Services; he ran our debt service coverage and ran an analysis to calculate what it will take for us to cover our agreed upon debt service coverage rate in the terms of our loans. It is agreed upon in both loans that we will cover our debts at a rate of 1.25. Wolff calculated what our rates need to be for 2025 and 2026 for us to meet our debt service coverage. Provided in the packet is Wolff's

analysis calculated at a rate of 1.30. Wolff shows we are projected to be at 1.22 at the end of Fiscal Year 2025. We do not have current audited numbers yet. Gaddis is being contacted monthly by the Oklahoma Water Resources Board because we are currently not meeting our 1.25 debt service coverage on our Water Treatment Plant loan. Our debt service on the Wastewater Treatment Plant loan the first year will only run \$650,000 to \$750,000 but will run us just over \$800,000 a year after that. That is in addition to the \$480,000 a year we are paying on the Water Treatment Plant. Wolff recommends with his calculations to get us to a 1.30 rate with our 2026 and 2027 Fiscal Year projected revenue and expense. Not a lot of capital improvement items were included in the 2026 FY DMA budget. Suther will pursue grant opportunities to help fund big items at the Water Treatment Plant. There will not be an answer to those till closer to the start of the calendar year. Based on current expenses and revenue we are not in compliance. Given in the packet is the proposed rates Wolff provided. On an average customer, a 3,700 gallon bill, water and sewer the increase is \$25.35 with an additional \$16.30 the following year. Davis asks if it will be on top of the \$25.00, Suther confirms it will be. Suther explains if we get to year two and we are not meeting our debt service coverage because of the additional money spent on the Water Treatment Plant or other failing infrastructure we will have to reevaluate. Oakley questions where it shows we are currently at for our debt service coverage. Suther points out projected 2026 rate is at .93. Suther explains in the last rate increase majority was distributed to water. With the majority of the expenses this time being from sewer cost. This increase is more equally distributed to sewer cost the first year and more of an even split in the second year. Suther talks about the water towers and the repairs that had to be done recently and the approval last month to start the studies and engineering of a new water tower. If the City cannot get grant funding, we still must build and fund a new tower. Oakley questions when the last rate increase was done. Suther explains a ratchet was done three years ago with an increase each year. This increase will make year four and five. Suther explains this is a result of the preventative maintenance not being done. Financial figures look the way they do because funds are being spent on the Water Treatment Plant updates and repairs to keep us in compliance. Operators have had to come every two to four hours around the clock to keep the plant running. Suther explains all the repairs and updates must be done to keep us compliant, avoid being in violation and paying fines. Suther and King note Danny Cox, Water Plant Superintendent, had us out of violation in twenty-four days.

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

c. Public Works – Water & Wastewater

- Jones questions King if he knows how many cities are in currently compliance because years ago when the Water Treatment Plant was built it was only 17%, Davis was in that percentage with a fifty-year-old plant. King does not know currently. Jones states it is bad that the City would have to pay anything because if our equipment and the plant were taken care of, we shouldn't be out of compliance. Money would be saved in the long run if we followed a maintenance plan. King explains the cost of everything has gone up due to appreciation. King notes on his report the schooling that is happening this month

for water and lab licenses. King notes that A street tower is complete. There are pictures showing the neglect on the tower. That will complete the RIG Grant. Suther explains the emergency repairs were included, and we will receive the full \$100,000 for that grant. King states the every four to five hours in the plant happens when a piece of equipment is not working correctly and will not chart, they have to manually do the charting. King explains we have to spend the money on the repairs. Davis states as a council they want to hear the good and the bad and the work that needs to be done so that all can prepare accordingly. King will start a jetting program this year on the sewer lines.

d. Turner Falls Park

- Tom Miller, Operations Manager, explains that seasonal employees are starting to return to school. The maintenance staff has stayed on the trash in the park even with numbers down the trash is still an issue. Miller notes housekeeping has stayed busy with the additional Teepees and Bunkhouses this year. Miller reports he asked the City Manager and Public Works Director to look at the Villa. The walls are currently leaking; they are trying to stop the leaking from rain and run off. The plumbing and electric all have had to be updated. There were termites discovered. Bumgarner questions if we knew all of this before the purchase and if the Villa was inspected. Miller states there was only a walkthrough done. The CWDG grant is in the third stage and will be awarded in stage four. Our request was just over \$2,000,000 including equipment, labor, supplies and fuel cost. The project scope includes approximately five miles of fire break. We applied for a bulldozer with ripper, an excavator, two skid steers with different forestry mulching heads, prescription burn equipment, hand tools, spray unit and another side by side for the spray unit. Some contract labor was calculated to cover when staff is unavailable. Miller touched on events coming up. Labor Day weekend will have paid parking. Trout season is coming up; Miller is working with Trout Unlimited this year. Trout Unlimited will help with Kids Trout Day, a Fly-Fishing Clinic and possibly help with the funds to purchase the trout. Miller notes financials are still down compared to last year. July has seen an increase in attendance since the beginning of the year.

e. Cross Bar Ranch

- Suther presents the projects for Cross Bar Ranch which have been put out for publication. The top priority project is the Well House because it is a DEQ violation. Second is the Bunk House and last is the Ranch House. There have been a couple plan rooms that have reached out and Suther has reached out to a few contractors as well. Contractors are able to bid on one or all three projects. There will be a mandatory Prebid conference in order for the City to accept the bid. The City will answer questions and then all in attendance will go out to Cross Bar. Bids will then be accepted, opened, and tabulated for presentation at the September meeting.

f. 777 Zip

- Suther explains July was a really good month for 777 Zip, they have been experiencing the same summer we have.

Agenda Item #8 Wastewater Treatment Plant Construction Project Report.

- Suther presents there was an update meeting last week. Sludge will be brought over closer to start up. The City is currently looking at the first week of October for startup. We have received lab equipment recommendations. Paint has been picked out. Plumbing and electrical is continuing in the ops building. The painter finished painting the Aeromod. They have installed 94% of the piping in aeration basin A1 and started in B1. Walkways and handrails have been installed. Duct banks in E, F and G are complete. They have backfilled the East side of the Aeromod. They are continuing the UV and headwork concrete. Project completion is looking at the end of the year first of next year. There was an extension granted for the CDBG grant as well as the EPA grant to allow us to complete the project.

Agenda Item #9 New Business: Discussion concerning any matter not known and not reasonably foreseeable prior to the posting of this agenda.

- None

Agenda Item #10 Adjourn.

- Motion to adjourn made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – absent; Oakley – yes; Jones – yes; Davis – yes. Time: 8:38 PM

ATTEST:

/s/ Sirena Gaddis
Sirena Gaddis
City Clerk/Treasurer

/s/ Brian Davis
Brian Davis
Chairman