

Notice of Public Hearing & Agenda

City of Davis

September 8, 2025, 6:00 PM
Davis City Council Chambers
308 South 3rd Street
Davis, Oklahoma 73030

Agenda Item #1 Call to order Davis City Council.

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

Agenda Item #2 Roll Call.

- Mayor Brian Davis – present; Vice Mayor Stan Jones – present; Councilman Josh Oakley – absent; Councilman Clint Grinstead – present; Councilman Jeremy Bumgarner – 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 of possible violation of Davis City Code Section 5-3-2 Accumulation and Deposits of Weeds and Trash at BLK 133 LOT 7 DAVIS, more commonly known as 406 South B Street, City of Davis, Murray County, Oklahoma.

- Susie Suther, City Manager, explained this property owner tore the house down that was on the lot. The owner was keeping the lawn mowed, they are no longer keeping up with mowing. They used to own a business in town. Suther does not believe they still own the business. Suther stated the grass is tall and needs mowed. Davis asks if there are any questions from the audience. No questions.

Agenda Item #6 Close Public Hearing.

- Public hearing closed by Davis.

Agenda Item #7 Adjourn.

- Motion to adjourn made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes. Time: 6:02 PM

ATTEST:

/s/ Sirena Gaddis

Sirena Gaddis

City Clerk/Treasurer

/s/ Brian Davis

Brian Davis

Mayor

City of Davis

September 8, 2025, 6:00 PM

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Agenda Item #1 Call to order Davis City Council.

- Meeting called to order by Mayor Brian Davis. Time: 6:02 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 – 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 Jones. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- b. Claims. Motion to approve made by Bumgarner. Second by Jones. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.

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

- None

Agenda Item #5 Consideration and possible action to approve, amend, deny, postpone, acknowledge, affirm, or table Order of Abatement on violation of

Davis City Code Section 5-3-2: Accumulation and Deposits of Weeds and Trash at BLOCK 133 LOT 7, DAVIS more commonly known as 406 South B Street, City of Davis, Murray County, Oklahoma.

- Motion to approve Order of Abatement on violation of Davis City Code Section 5-3-2: Accumulation of Deposits of Weeds and Trash at BLOCK 133 LOT 7, DAVIS more commonly known as 406 South B Street, City of Davis, Murray County, Oklahoma made by Davis. Second by Jones. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Susie Suther, City Manager, explains this order will allow the City to mow and upkeep the yard and charge the fees to the property owner and then have the ability to file a lien on the property.

Agenda Item #6 Consideration and possible action to approve, amend, deny, postpone, acknowledge, affirm, or table Resolution #719 Authorizing Grant Application to Oklahoma Water Resources Board for REAP Grant Application.

- Motion to approve Resolution #719 Authorizing Grant Application to Oklahoma Water Resources Board for REAP Grant Application made by Davis. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Suther explains this Resolution is to authorize a grant application with Oklahoma Water Resources Board. The grant has no match money required. It was submitted to do work on Lift Station #8, located by Snak Shak. Parkhill engineering was used. Edwards Equipment submitted a quote of \$97,000 for repairs. The grant is zero match.

Agenda Item #7 Consideration and possible action to approve, amend, deny, postpone, acknowledge, affirm, or table Resolution #720 A Resolution of Support by the City Council of the City of Davis Authorizing Application by the Chickasaw Nation through Bureau of Reclamation Emergency Drought Relief for Tribes to Construct a New Water Tower.

- Motion to approve Resolution #720 A Resolution of Support by the City Council of the City of Davis Authorizing Application by the Chickasaw Nation through the Bureau of Reclamation Emergency Drought Relief for Tribes to Construct a New Water Tower made by Jones. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.

- Suther explains approximately every three weeks there is a progress report meeting with the Oka Institute out of East Central University. The meeting is put together by the Chickasaw Nation to be informed of what is going on in the communities. Two weeks ago, they asked if they could submit an application on our behalf for up to two million dollars with no match money required. Suther had explained some of the issues there have been with the water towers and our need for a new tower. They are submitting the grant for the benefit of the City. This is just a resolution of support stating we support them applying for this grant for our benefit.

Agenda Item #8 Consideration and possible action to surplus and sell the 2013 Dodge Ram 1500 VIN 1C6RR7KT0DS653023.

- Motion to surplus and sell the 2013 Dodge Ram 1500 made by Davis. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Suther explains this vehicle was given to us by OBN. The Police Department ran it for several years. The vehicle now has more work needed than it is worth. Grinstead asks if this is the vehicle that had the engine swapped out. Dee Gregory, Police Chief, states it was the vehicle that had the engine swapped.

Agenda Item #9 Consideration and possible action to surplus and sell the 2007 Ford F550 VIN 1FDAW57P57EA99202.

- Motion to surplus and sell the 2007 Ford F550 made by Jones. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Suther explained this vehicle is in use at the Fire Station. With the new Brush Truck going into service this one is no longer needed. This one will cycle out and the 2024 will be put in. Michael Deaton, Interim Fire Chief, explained that all useful equipment and tools will be pulled off of this truck prior to auction.

Agenda Item #10 Consideration and possible action to establish a date for citywide Trick or Treat.

- Motion to designate November 1st, 2025 the date for the citywide Trick or Treat made by Davis. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.

- Suther explains Halloween is on a Friday this year. There is a football game on that Friday. The Thursday before is the day they feed the players. Suther recommends Saturday, November 1st for citywide Trick or Treat.

Agenda Item #11 Department Reports to include updates, projects, and financial information.

a. Police Dispatch Activity, Animal Control Activity, & Code Enforcement Violations & Citations, Training Updates.

- Dee Gregory, Police Chief, outlined his report. There were 52 citations, 9 traffic accidents and 7 arrests for August. Officer Graves passed his CLEET certification exam. In animal control there are currently three dogs on a ten-day hold. The low-cost chip event went well; there were 57 or 58 dogs chipped. The low-cost vaccination clinic is September the 20th. In code enforcement, violations were down but code enforcement officer Chronister was out for a week during the month. Gregory notes there are more resolved issues this month than previous months. Suther notes, if they did not have a citation or courtesy notice in the month of the report but were resolved from the previous month they would not be reflected in this report. Grinstead asks about the empty boxes and if we are still progressively working forwards on code enforcement. Gregory explains Lance Chronister, Code Enforcement Officer was out a week of the month and had extra duties at the Fire Station resulting in numbers being a little lower for August. Grinstead asks if there are currently bricks falling off buildings on Main Street. Suther does not believe there have been any bricks falling lately.

b. Fire Dispatch & Responses, & Training Updates.

- Michael Deaton, Interim Fire Chief, presents his report in the packet. In September they are planning a Hazmat Training to get more of fire fighters their Firefighter 1 Certificate. The new brush truck needs one more leaf spring installed to be able to hold the weight, and it will be ready to go.

c. Public Works – Streets, Cemetery, & Park General Updates.

- Mark King, Public Works Director, presents his report in the packet and asks for any questions. Grinstead mentions everything looks good and thanks King for all his department is doing.

Agenda Item #12 City Treasurer Report.

- Sirena Gaddis, Treasurer, outlines her report provided in the packet. Including taxes, reconciled balances, and DMA billing for August. Gaddis states she has started working on providing documents for the Fiscal Year 2025 Audit. Gaddis is expecting more documents needed by Arledge and Associates soon.

Agenda Item #13 City Manager Report.

- Suther provided her report at the meeting. Included in her report is General Fund, DMA and Turner Falls August 2025 activity including year to date totals and total compared to budget. Suther states this week is the OML Conference with several training opportunities and a vendor fair. Five employees will be going to Oklahoma City to attend the conference this week, the most employees that have gone at one time. Suther notes the conference is super beneficial because you get the chance to meet with vendors and check their references that are also in attendance. The conference gives the ability to work on issues we are currently facing. There is new legislation that is coming out and there is the opportunity to brush up on that. Also, the opportunity for lots of team building.

Agenda Item #14 Davis Chamber of Commerce Report.

- Lauren Payne, Chamber Director, presented the chamber is working on a new website. With the new website there will be the ability to have a directory of all members. There will be links to Facebook pages and links directly to the members websites. They will work towards members getting a log in and then the member can post job postings on the chamber website. There will also be the opportunity to post rental properties. The Chamber had a goal of hitting fifteen new members for the year, they have met that goal. Charles McCall will be coming October 21st. They are inviting others registered in the gubernatorial races to come to the area to speak. The Chamber is still collecting recipes for their Taste of Tradition cookbook and Payne encourages everyone to get their recipes and stories in. In October they

will highlight women-owned businesses and veteran owned businesses in the community. Events coming up are September 11th AI for your business training. September 29th is the Golf Tournament. October 6th will be the next Chamber Meeting. November 1st is Hoot and December 2nd will be Very Davis Christmas.

Agenda Item #15 New Business: Discussion concerning any matter not known and not reasonably foreseeable prior to the posting of this agenda.

- None

Agenda Item #16 Adjourn.

- Motion to adjourn made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes. Time: 6:28 PM

ATTEST:

/s/ Sirena Gaddis

Sirena Gaddis

City Clerk/Treasurer

/s/ Brian Davis

Brian Davis

Mayor

Davis Municipal Authority

September 8, 2025, 6:00 PM

Davis City Council Chambers

308 South 3rd Street

Davis, Oklahoma 73030

Agenda Item #1 Call to order Davis Municipal Authority.

- Meeting called to order by Chairman Brian Davis. Time: 6:28 PM

Agenda Item #2 Roll Call.

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

Agenda Item #3 Consideration and possible action to approve 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 – absent; Jones – yes; Davis – yes.
- b. Claims. Motion to approve made by Bumgarner. Second by Davis. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.

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

- None

Agenda Item #5 Consideration and possible action to review bid proposal and approve award of Cross Bar Ranch capital projects.

a. 2025-01 Well House Project

- Motion to allow the City Manager to move forward and make decisions within her spending authority on the Well House Project made by Davis. Second by Jones. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Suther states Mark King, Public Works Director, put all three scopes of work together for the projects. Suther states the Well House project is a requirement by DEQ to meet standards. Three contractors attended the prebid conference. Two bids were returned. One did not have all the required documents. Leaving only one bid left that qualified. Johnson Construction came in with a bid of \$34,315. With the items being capital items, even though they are within the City Manager's authority, Suther wanted to bring the projects before the Council. Suther states all items need consideration as a whole as capital improvement projects. King states currently the Well House is leaking, boards are rotten, the well head needs sealed, it needs new lights, plugs and needs to be more accessible. King states the Well House must be done to satisfy DEQ. Davis questions if the Well House roof has to be concrete because it adds almost four grand. Davis asks if there is a benefit to the concrete roof. Jones asks if the roof needs to be taken off to work on the Well House. King states both

the metal and concrete roof would have hatches. Jones questions if 10x10 will be big enough for everything. King states a 10x10 is big enough, that matches the size of the current Well House. Grinstead asks if DEQ requires the use of concrete. Grinstead states you can get insulated panel buildings already built in different sizes. King states concrete is what he and Danny Cox had talked about. Grinstead states you can get the prefab building in any size you want for much less cost. They just need a foundation to be sat on. Grinstead does not know the requirement of DEQ. King states there is the possibility in the future of the need to add chlorine. Grinstead agrees the metal will not hold up to the chlorine if the well has to be treated. Grinstead would go with a concrete roof if there was the possibility of chlorine. Grinstead states if going with a metal roof we need to save the money and go with a metal building until there is a need to add chlorine. Suther states if we build with concrete blocks and a concrete roof it will not have to be worried about again. Grinstead asks if there is anything about insulating the concrete blocks. Suther states there is that it came up during discussion and there was an addendum that was not provided in the packet. During the bid conference it was discussed, a pour in insulation.

b. 2025-02 Bunk House Project

- Motion to allow the City Manager to move forward and make decisions within her spending authority on the Bunk House Project made by Davis. Second by Jones. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes.
- Suther presents the Bunkhouse. The Bunkhouse is a shed-style building, it has electricity, and a finished interior. The roof began to leak but they got it covered. There is no interior damage. The roof needs to be replaced, and the siding needs to be sealed or treated. In the addendum the contractors came back with a metal wainscot to help prevent rot around the bottom of the structure. The bid

came in at \$12,480.00 with the wainscot and sealing of the siding. Grinstead asks if it is a shed. Suther explains it is, but it has electricity, no plumbing. It has heat and air, and it is finished on the inside. It includes bunks, a table and chairs and a front porch. Jones asks how much it would be to buy another building. Suther states the finishing work on the inside would be the added cost to the building. Grinstead asks if anything is damaged to the structure or integrity of the building. King states if there was damage to the inside then yes, buy a new building, but the interior is still in good condition. Jones asks if it is a metal roof. King confirms it is.

c. 2025-03 Ranch House Project

- No action taken.
- Suther presents the Ranch House bid came in at \$122,480. It is adding a cement foundation on the back to square off the angles. Going in with a shed style roof. It would add storage space, and everything would move further back including the laundry room. The old laundry room would be used as pantry space. Where the kitchen and the hallway areas come together is where the leaking is coming in. The contractor believes from what is open that they can see, they would be able to go in and replace the rafters that were burned from a previous fire. Davis asks if an insurance claim was made for the fire. Suther does not know that date the fire occurred. Grinstead questions if it burned the original structure of just the add on. Suther believes it was just the add on. Suther states the contractors agreed there could be more once they get in there and see what is going on. With the add on they will add siding around the entire home. Suther believes with the road repairs that are needing done that the City needs to focus on the Well House and the Bunk House. Then work on plans for the roads with the capital improvement budget for the current fiscal year. Grinstead ask if the Ranch House is currently wide open. Suther states there are people using it but not living in it, it is usable. Grinstead questions if the add on

can be removed and sealed off to preserve the structure, get a roof on it to stop the leaking. Suther believes there should be no action taken on the Ranch House as it sits. Suther believes it needed to be put out for bid so that there was an idea of the work that needed to be done. Suther would like to take another run at Ranch House. Grinstead questions King on the possibility of chlorine needed at the Well House. King cannot say for sure; the water testing has just begun at the Well House. Davis questions the location of the Well House. Jones states the Well House is directly behind the Ranch House. Davis is worried if it is not concrete that it would be destroyed. Grinstead agrees if there is a possibility of having to add chlorine going with concrete but putting railing around the building to prevent people from running into it. Jones states the need to investigate the metal buildings to look into saving money. Suther will check on the other options for a Well House building.

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

a. Public Works – Water & Wastewater

- Mark King, Public Works Director, presented his report provided in the packet. King notes Dany Cox, Micheal Buckaloo and Gabe Gaddis all received a license in August. Buckaloo is signed up for his C Labs in water and wastewater and D wastewater. Suther states there are now three employees that can run the Water Treatment Plant under licensed supervision. Suther notes Cox's recent license got him to operator in charge.

b. Turner Falls Park

- Suther states Labor Day this year at the park was not as busy as years past. Attendance has still been down. Suther states there was a company that reached out because Davis is a central location to their two business locations and they are interested in having a company picnic. Suther showed them around Turner Falls and believes they are going to bring their group out in October. They will pay the group rate that is offered in the off-season. Gary Fielding with 777

Zip also offered them his group pricing. Suther is working on joint marketing for Turner Falls, 777 Zip and Cross Bar Ranch. Davis asks how many for the picnic. Suther states the original number was 180. They will cater with food trucks; they reached out to a local business with a food truck. The company will bring in bounce houses, have a mechanical bull and things for the kids. They loved the idea that they could explore the park after the picnic. Grinstead asked if trout will be stocked this year. Suther states yes, we will stock trout but that comes later this year. Suther states employees will attend the BEVO bash on October 10th at Treasure Valley and will hand out materials about the trout season at Turner Falls.

c. Cross Bar Ranch

- No report for the month yet.

d. 777 Zip

- No report for the month yet. Suther states Gary Fielding is excited to get overflow from the company picnic hosted at Turner Falls.

Agenda Item #7 Waste Water Treatment Plant Construction Project Report.

- Suther explains that the plant is still progressing. Every couple of weeks there is a construction progress meeting. Micheal Buckaloo will be going for his D wastewater licensing the end of this month and he will join King at the meetings to learn why things were done the way they were. Progress has slowed down as the project is nearing completion.

Agenda Item #8 New Business: Discussion concerning any matter not known and not reasonably foreseeable prior to the posting of this agenda.

- None

Agenda Item #9 Adjourn.

- Motion to adjourn made by Grinstead. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – yes. Time: 7:10 PM

ATTEST:

/s/ Sirena Gaddis

Sirena Gaddis

City Clerk/Treasurer

/s/ Brian Davis

Brian Davis

Chairman