

Notice of Public Hearing & Agenda City of Davis

November 10, 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: 6:01 PM

Agenda Item #2 Roll Call.

- Mayor Brian Davis – present; Vice Mayor Stan Jones – present;
Councilman Josh Oakley – present; Councilman Clint Grinstead – absent;
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 BLOCK 41, LOT 1, and BLOCK 72, LOTS 1, 2, & 3, more commonly known as 500 Block of West Main Street, City of Davis, Murray County, Oklahoma, 73030 from R2 Two Family Residential District to C2 Highway Commercial District.

- Ralph Coppenbarger, City Planner, presents the Oakley's are in attendance. The property was cleared and has great potential for commercial property. The Planning Commission voted five to zero in favor of the rezoning. Property owner Ed Oakley, Trustee of the Imogene Martin Trust states the property has been in his family for over 50 years. It used to be an old meat locker. It has been unused since 1972. Ed wants the property to benefit Davis.

Agenda Item #6 Consideration and discussion to rezone BLOCK 71, LOTS 3, 4, & 5, more commonly known as 500 Block of West Main Street, City of Davis, Murray County, Oklahoma, 73030; and BLOCK 71, LOT 6, more commonly known as 101 North E Street, City of Davis, Murray County, Oklahoma, 73030 from R2 Two Family Residential District to C2 Highway Commercial District.

- Coppenbarger states this property was also on the October 20th Planning Agenda. It used to be the old Junk City. The property has been cleared

and is a nice plat for commercial. The Planning Commission also voted five to zero in favor of the rezoning.

Agenda Item #7 Close Public Hearing.

- Public hearing closed by Davis.

Agenda Item #8 Adjourn.

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

ATTEST:

/s/ Sirena Gaddis
Sirena Gaddis
City Clerk/Treasurer

/s/ Brian Davis
Brian Davis
Mayor

City of Davis

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

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

Agenda Item #2 Roll Call.

- Mayor Brian Davis – present; Vice Mayor Stan Jones – present; Councilman Josh Oakley – present; Councilman Clint Grinstead – absent; 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 Oakley. Second by Davis. Vote: Bumgarner – yes; Grinstead – absent; Oakley – yes; Jones – yes; Davis – yes.

- b. Claims. Motion to approve made by Oakley. Second by Davis. Vote: Bumgarner – yes; Grinstead – absent; Oakley – yes; 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 Resolution #724 to rezone BLOCK 41, LOT 1, and BLOCK 72, LOTS 1, 2, & 3, more commonly known as 500 Block of West Main Street, City of Davis, Murray County, Oklahoma, 73030 from R2 Two Family Residential District to C2 Highway Commercial District.

- Motion to approve Resolution #724 rezoning BLOCK 41, LOT 1, and BLOCK 72, LOTS 1, 2, & 3, more commonly known as 500 Block of West Main Street, City of Davis, Murray County, Oklahoma, 73030 from R2 Two Family Residential District to C2 Highway Commercial District made by Jones. Second by Davis. Vote: Bumgarner – yes; Grinstead – absent; Oakley – abstain; Jones – yes; Davis – yes.

Agenda Item #6 Consideration and possible action to approve, amend, deny, postpone, acknowledge, affirm, or table Resolution #725 to rezone BLOCK 71, LOTS 3, 4, & 5, more commonly known as 500 Block of West Main Street, City of Davis, Murray County, Oklahoma, 73030; and BLOCK 71, LOT 6, more commonly known as 101 North E Street, City of Davis, Murray County, Oklahoma, 73030 from R2 Two Family Residential District to C2 Highway Commercial District.

- Motion to approve Resolution #725 rezoning BLOCK 71, LOTS 3, 4, & 5, more commonly known as 500 Block of West Main Street, City of Davis, Murray County, Oklahoma, 73030; and BLOCK 71, LOT 6, more commonly known as 101 North E Street, City of Davis, Murray County, Oklahoma, 73030 from R2 Two Family Residential District to C2 Highway Commercial District made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – absent; Oakley – abstain; Jones – yes; Davis – yes.

Agenda Item #7 Consideration and possible action granting an Easement for Oklahoma Gas and Electric Company for service to STA Properties, Block 6, Lots 2-4.

- Motion to approve easement for Oklahoma Gas and Electric Company for service to STA Properties Block 6, Lots 2-4 made by Davis. Second by

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

- Susan Suther, City Manager, states this is the new property being built at Turner Falls. OGE needs this easement to extend electricity over to the cabin. This is the easement that was drawn up by OGE using the deed. The easement was reviewed and approved by Gammill.

Agenda Item #8 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 presents his report provided in the packet. Gregory details calls, reports, and citations. Annual firearms qualifications, annual PT test and stop the bleed training were conducted by Detective Kemper during the month. The animal control numbers were provided in the packet. The code enforcement report in the packet detailed code enforcement notices and citations.
- b. Fire Dispatch & Responses, & Training Updates.
 - Suther goes over the fire report provided in the packet. Suther gives praise to the Fire Department and all other agencies that showed up on October 29th to assist in the fire on Main Street.
- c. Public Works – Streets, Cemetery, & Park General Updates.
 - Mark King, Public Works Director, provided his report in the packet. King adds that the cemetery has been super busy lately. King praised Public Works employees for their assistance in the fire.

Agenda Item #9 City Treasurer Report.

- Sirena Gaddis, City Treasurer, provides updates to her report in her packet. Amounts include monthly transfers, reconciled balances and taxes received. Gaddis also states she is working heavily on the fiscal year 25 audit. The same company is being used this year but with a new auditor that was previously support help on the audit.

Agenda Item #10 City Manager Report.

- Suther outlines her reports handed out at council including financials for General Fund, DMA and Turner Falls year to date. Suther updates that the City became an authority having jurisdiction. Previously things that

required a fire marshal review can now be done by the City and the third party contractor. There is lots of learning by becoming an authority having jurisdiction, there is more than just new build situations that require attention. The City is working with the third party on different things. Okie Safety Consulting does Sulphur's commercial stuff. He is very knowledgeable as a former firefighter and former fire marshal. He will also be working with us to update our code to follow State Statute. Okie is providing a lot of support; they came on site the day after the fire to look at E&A. Suther notes since January the City has had no floodplain administrator. Brandy Baldwin has completed her required training and is now the floodplain administrator. Suther states the SODA REAP Board voted to approve our REAP application for \$75,000. The REAP is hopefully going to be the RIG match money to work on filters at the Water Plant. OG&E electric audit results will be on Friday to hopefully give some ideas to work on our two highest consumption structures. Wreaths Across America will happen on December 13th.

Agenda Item #11 Davis Chamber of Commerce Report.

- Lauren Payne, Chamber Director, outlined her report provided in the packet. Included are upcoming events and upcoming spotlights they are putting on Facebook including Veteran Owned Businesses on Veterans Day. Hoot brought 137 riders from five different states. The next general Chamber meeting will be December 9th.

Agenda Item #12 New Business: Discussion concerning any matter not known and not reasonably foreseeable prior to the posting of this agenda.

- None

Agenda Item #13 Adjourn.

- Motion to adjourn made by Oakley. Second by Jones. Vote: Bumgarner – yes; Grinstead – absent; Oakley – yes; Jones – yes; Davis – yes. Time: 6:29 PM

ATTEST:

/s/ Sirena Gaddis
Sirena Gaddis
City Clerk/Treasurer

/s/ Brian Davis
Brian Davis
Mayor

Davis Municipal Authority

November 10, 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: 6:29 PM

Agenda Item #2 Roll Call.

- Chairman Brian Davis – present; Vice Chairman Stan Jones – present; Trustee Josh Oakley – present; Trustee Clint Grinstead – absent; 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 Jones. Second by Oakley. Vote: Bumgarner – yes; Grinstead – absent; Oakley – yes; Jones – yes; Davis – yes.
- b. Claims. Motion to approve made by Jones. Second by Oakley. Vote: Bumgarner – yes; Grinstead – absent; Oakley – yes; 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 surplus and sell the 2020 16' Food Trailer, VIN 13128750.

- Motion to approve the surplus and sell of the 2020 16' Food Trailer VIN 13128750 made by Jones. Second by Oakley. Vote: Bumgarner – yes; Grinstead – absent; Oakley – yes; Jones – yes; Davis – yes.
- Suther explained that the food truck has been owned since 2020. Food has never been prepared out of it. A few vendors have used it to sell out of. It needs repairs yearly. With the new food truck laws, it is best to surplus it while it is in good condition. Davis asks if we will be using Purple Wave. Suther explains we are in the process of looking for a new vendor, one that has government surplus experience.

Agenda Item #6 Consideration and possible action to approve or deny a change order from bnb Industries, Inc., to add a third gate to the Wastewater Treatment Plant Project in the amount of \$1,750.00.

- Motion to approve bnb Industries, Inc. change order in the amount of \$1,750.00 to add a third gate to the Wastewater Treatment Plant Project made by Jones. Second by Oakley. Vote: Bumgarner – yes; Grinstead – absent; Oakley – yes; Jones – yes; Davis – yes.
- Suther explained that there are different things being looked at towards the end of the project and adding the gate will be worth it for ease of operation.

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

c. Public Works – Water & Wastewater

- King notes his report is in the packet. King states the DEQ training is substantial this year. King notes multiple employees are currently taking classes this month with more signed up next month to continue their licensing and training.

d. Turner Falls Park

- Suther reports on Turner Falls. Two employees received their distribution and collection licenses to assist Public Works in repairs at the park. Trout has arrived at the park and fishing is underway. Suther noted Tom Millers new report provided in the packet. Miller is working with Full Strut to get a new report with more accurate numbers. Suther and Miller are currently working together to simplify the pricing structure. They are reviewing the parking lot fees and what it costs to manage the lots and will consider an increase. They are reviewing their returns on investment. Reviewing what is being brought in through the different departments such as retail and hospitality compared to what is being spent.

e. Cross Bar Ranch

i. Discussion of contract and operations

- Suther states, since the last meeting Suther and Ramsey with their attorneys, have met face to face. Suther recaps the history of capital improvements and what was retained each FY as reimbursements from revenues. In 22-23 \$45,659.46 was retained. In 23-24 \$45,979.05 was retained. Suther states it could have been from trail development, road maintenance, any

of those types of things. For FY 24-25 \$5,344.17 was retained for Starlink improved communications. Discussed in their meeting was what had been allowed previously and the interpretation of how they do maintenance on capital improvements items. The conversation included that the City needs to be prepared for capital improvements and have the ability to plan ahead on projects. Suther states they came to a good understanding of what needs to be done going forward and what they believe was intended to be done when the agreement was made. Suther states the City needs to work on Crossbar's list of capital improvement, many items from years previous. Suther and Ramsey agreed that we cannot continue to operate in the same manner as previously. Suther and Ramsey are continuing to work together and have conversations on what needs to be done monthly. King and Ramsey are also having conversations on what capital improvements need addressed. King will be reviewing what is going on at Crossbar. Suther states in October \$15,520.53 was received and on November 10th \$27,731.59 was received. Suther states Ramsey now understands our need to know what is encumbered and know what is being spent and knows our need to document. Suther will work with Gammill to document what happened, and what caused the retention of revenues. Then document with Ramsey and his attorney the need to be more precise about how they are going to move forward and find success.

ii. Update on projects, events and activities

- Suther states there are several events that Ramsey is working on. There are talks with SxS USA and Ultra 4 for next year.

f. 777 Zip

- Suther notes the zip line was down for a portion of the month but is now up and running. Suther states Gary Fielding came in and spoke with her. Fielding would like to work on a transition to the City operating the Zip Line. Suther will work with Gammill on the process and absorbing the Zip Line into Turner Falls.

Agenda Item #8 Waste Water Treatment Plant Construction Project Report.

- Suther reports, as of the communication on 10/1/25 with BNSF there has been no further information regarding the roadway near the wastewater plant. The seed sludge from Sulphur should be received before Thanksgiving. That will put the plant online the first week of December. There will be no asphalt poured for parking around the plant till there is more information on what is going to happen with BNSF. Garver's inspection time has been cut down to twenty hours a week with the other twenty being filled in by city personnel inspections. That is cost savings. Currently waiting on the EPA grant after the progress report was submitted in October to see where we are. Suther believes there has been no answer due to the Government shutdown.

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 Bumgarner. Second by Oakley. Vote: Bumgarner – yes; Grinstead – absent; Oakley – yes; Jones – yes; Davis – yes. Time: 6:55 PM

ATTEST:

/s/ Sirena Gaddis
Sirena Gaddis
City Clerk/Treasurer

/s/ Brian Davis
Brian Davis
Chairman