

City of Davis

January 12, 2026, 6:00 PM
Davis City Council Chambers
308 South 3rd Street
Davis, Oklahoma 73030

Agenda Item #1 Call to order Davis City Council.

- Meeting 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 possible action to approve or deny the Consent Agenda.

- a. Minutes of prior meetings. Motion to approve made by Oakley. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – abstain; Oakley – yes; Jones – yes; Davis – yes.
- b. Claims. Motion to approve made by Jones. Second by Davis. Vote: Bumgarner – yes; Grinstead – abstain; Oakley – yes; Jones – yes; Davis – yes.
- c. Parkhill Task Order #9 Water Model Invoice 04077223.09-2 for \$19,550.00 to be paid with Contingency Funds. Motion to approve made by Jones. Second by Davis. Vote: Bumgarner – yes; Grinstead – abstain; Oakley – yes; Jones – yes; Davis – yes.
- d. Sandyland Environmental Invoice 040349 for \$178,000.00 to be paid with Contingency Funds. Motion to approve made by Jones. Second by Davis. Vote: Bumgarner – yes; Grinstead – abstain; Oakley – yes; Jones – yes; Davis – yes.

Agenda Item #6 Consideration and possible action to approve or deny items removed from Consent Agenda.

- None

Agenda Item #7 Presentation of the FY 2024-2025 Financial Audit by Arledge & Associates, P.C.

- Kency Duarte, CPA and partner of Arledge & Associates, P.C., presents the 2024-2025 financial statements audit. Duarte states the opinions were unmodified, meaning they are a clean opinion with no modifications. The financial statements were prepared on a modified cash basis of accounting that is accepted by the State. Duarte explains Arledge is independent of the City, and the audit is based on government auditing standards. Duarte notes the net position ending at \$26.6 million is an increase of \$1.5 million from the previous year. Duarte outlines five items: capital assets, long term debt, interfund payables, sales tax payable, and refundable customer deposits that are modified for the report, and noted there were no issues on those items. Duarte notes the new debt for the Wastewater Treatment Plant of \$8.9 million was included in the report. Duarte points out there were no subsequent events that were required to include through the date the financial statements were made available. Duarte notes this year the federal grant expenditure limit is \$750,000.00. For Fiscal Year 2025, the City spent \$691,652.00, coming in under the threshold and not requiring a single audit. Next year the Treasury has increased the limit to one million. Duarte states Arledge is not required to test internal controls, but if they see any deficiencies, they must be included in the report. Duarte notes there was one finding under 2025-01, related to asset classification. During testing, Arledge identified items that were included in construction in progress that should have been capitalized. The assets were included in the books, but the classification of the items was incorrect. Davis asks if this is the same as 2024. Duarte explains it is a repeat finding but for different items. Susie Suther, City Manager, explains there were two items improperly classified. One item was two lift station repairs. Gaddis and Suther went through assets to separate them out by project. Those two were missed, so Beth with Rahhal Henderson Willis capitalized them with the Wastewater T

reatment Plant and kept them as construction in progress. The second item was the rental of the vac truck for the Sanitary Sewer Evaluation Study. It started as a rental, and those expenses were being captured under the Sanitary Sewer Evaluation Study. When the vac truck was purchased, it should have been taken out of that project, but it was left in the project and capitalized as part of the project as construction in progress. It would have continued as construction in progress if it continued as a rental instead of a purchase. Lastly, Duarte notes the status of the two items from the prior year findings. Item 2024-002, Purchasing Process, was resolved. Item 2024-001, Asset Capitalization and Classification is in progress. Duarte states that each year Arledge is required to do an unpredictability test, which is something they have not done in the past. This year they expanded the testing on capital assets and the construction in progress. Duarte notes there were no issues encountered with management. No questions.

Agenda Item #8 Consideration and possible action to approve or deny SODA's Administration Contract for Grant 19780 CDBG-CIP 25.

- Motion to approve SODA Administration Contract for Grant 19780 CDBG-CIP 25 with the name amendment made on page two to read Brian Davis made by Davis. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Austin Marks, SODA representative, informs the council that the City was awarded the Capital Improvement Grant in the amount of \$56,000.00. Marks explains the contract, and that SODA will be administering the grant. All payments will pass through the Department of Commerce to SODA and not cost the City anything. Marks notes there is an error in the contract on page two, first paragraph: the Mayor's name needs to be updated to Brian Davis. Marks states signatures can be captured with an amendment made to the second page.

Agenda Item #9 Consideration and possible action on Mayor Brian Davis signing all Release of Funds documents for 19780 CDBG-CIP 25.

- Motion to approve Brian Davis signing all Release of Funds documents for 19780 CDBG-CIP 25 made by Jones. Second by Oakley. Vote:

Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.

- Marks explains each of the release of funds documents. The Leverage Commitment Certification verifies that the amount has not changed from the application, costing the City zero dollars. The Environmental Review states this project is exempt from environmental review as it is a planning grant only. The CIP Grantee Department Verification states that SODA, the grant administrator, is up to date in SAM.gov. Lastly, the Request for Release of Funds and Certification states SODA will start requesting funds from the Department of Commerce.

Agenda Item #10 Consideration and possible action to appoint a Volunteer Fire Chief for the Davis Volunteer Fire Department.

- Motion to appoint Shane Archuleta as Volunteer Fire Chief made by Davis. Second by Bumgarner Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes.
- Suther explains it was time for the Davis Volunteer Fire Department to elect a new Fire Chief. The Fire Department monthly meeting was held last week, and they elected Shane Archuleta.

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, presented his report (provided in the packet). Gregory notes that from May through December of 2025, calls increased from 2024. For December, there were 541 calls dispatched. Gregory thanks Detective Seth Kemper, Ralph Coppenbarger, and Susie Suther for their help on the JAG Grant. On Animal Control, Gregory notes there were 41 calls. In December, Nunn was able to adopt four dogs directly out of the pound. On Code Enforcement, Gregory notes there were seven courtesy notices, three citations, and three unresolved properties. Oakley asks Gregory if the City still owns the devices that show speed. Gregory explains the cover has come off of one, but they were recently used during the football season, during construction, and for the Very

Davis Christmas parade as message boards. Oakley asks if those are the devices that radar speed. Gregory confirms they are.

b. Fire Dispatch & Responses, & Training Updates.

- Shane Archuleta, Volunteer Fire Chief, presents his report (provided in the packet) noting there were twenty-seven calls in December.

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

- Suther states the December report is provided in the packet. The department has been busy. They have been working again on filling potholes. The Christmas banners were removed; there are currently only four banners up. The old banners need to be replaced, and that is in process. Oakley asks about the road by EZ Mart and repairs needing made. Suther states the recent repairs were on State Highway 7. Oakley clarifies it was off of 10th Street. Suther will look into the road near EZ Mart and get back with Oakley.

Agenda Item #12 City Treasurer Report.

- Sirena Gaddis, City Clerk Treasurer, describes her report (provided in the packet). Gaddis notes she went out for bid on the Turner Falls Reserve CD 1. It will be moving to Vision Bank on a five-month term at 4.25% APY. Gaddis also points out that she added the balance of the Debt Service for the Wastewater Treatment Plant as semi-annual payments have begun.

Agenda Item #13 City Manager Report.

- Suther provided her budget report (provided in the packet) comparing the actual expenditures for FY 2025 to the projected total budget. Suther has been working heavily on creating a Board of Adjustments. Suther hopes to present the five members to be appointed to the Council at the February meeting. Training will then be done, and Board of Adjustment meetings can begin. Shane Frye, Economic Development Recovery Manager with SODA, explains that most of SODA's ten county area has been under an emergency or disaster declaration in the last year. Frye states there was \$1.5 billion in funds announced federally about nine months ago that is nationally available.

The funds will be divided by region and competed for at national level. Frye states there will be more updates in the future, but it looks positive to make an application, and the City has a good opportunity to possibly receive some infrastructure funds. Frye also mentions the Housing Urban Development US Level gave \$38 million directly to Oklahoma through the Community Development Block Grant program as a one-time deal. Murray County is one of the four target counties for it. Frye states due to it being HUD, they would like to concentrate on projects that benefit housing. Frye will bring more information on that opportunity as well at a future date. *After the Chamber report Grinstead asks to jump back to the City Manager's report. Grinstead questions the Senior Citizen's budget current balance. Suther explains that the City funds the cost of food until the CENA Grant is awarded. The award did not come out until December 2025; usually it is closer to September. We will now begin filing for reimbursement of \$21,000 and funding the food from the grant fund.

Agenda Item #14 Davis Chamber of Commerce Report.

- Lauren Payne, Chamber Director, presents her report (provided in the packet). The Chamber is currently working on setting up email blast notifications that members can sign up for to receive notifications for things such as closings or meeting reminders. February will be an "invite a friend" meeting to help get those who are not members or not currently active involved. Payne is looking at possibility of a poker run in early summer and working alongside Fat Bully's on it. The Chamber is looking to bring back their Chamber Auction to showcase local businesses. Other events coming up are the Murray County Joint Banquet on January 15, the Health Fair at the Murray County Expo on April 18, and the Murray County Joint Golf Tournament on September 28.

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 Oakley. Second by Jones. Vote: Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis – yes. Time: 6:44 PM

ATTEST:

/s/ Sirena Gaddis
Sirena Gaddis
City Clerk/Treasurer

/s/ Brian Davis
Brian Davis
Mayor

Davis Municipal Authority

January 12, 2026, 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: 6:44PM

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 Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – abstain; Oakley – yes; Jones – yes; Davis – yes.
- b. Claims. Motion to approve made by Jones. Second by Oakley. Vote: Bumgarner – yes; Grinstead – abstain; 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 Department Reports and Managed Agreement Reports to include updates, projects, and financial information.

a. Public Works – Water & Wastewater

- Susie Suther, City Manager, updated on the report (provided in the packet). Suther states the vendor completed the cleanout of the backwash lagoons at the Water Plant. Nineteen loads of material such as cattails were hauled off in addition to the sludge that was land applied. Danny Cox and Micheal Buckaloo used dirt from the old Water Treatment Plant to rebuild the dams. Grinstead questions what we spend on water for the plant each month. Gaddis states it is \$12,500 a month for water purchased from Arbuckle Master Conservancy. Suther explains Arbuckle Master Conservancy takes our water usage from the previous year and calculates our usage for the next year. The current contract is \$12,500. Since cleaning out the backwash lagoons, the plant is able to recirculate and bring the water back in, and now the water usage pulled from Arbuckle Master Conservancy is 50% less than before. If that continues to maintain, the water cost will decrease for the next fiscal year. Grinstead states the way it was explained to him, is that Cox is now able to reuse the water because the pits are not full of sludge. When they were full, the water was unusable due to the turbidity levels. Suther explains that the water was unable to be pulled back in because the particles and the turbidity levels would be too high. Grinstead states the water that the City has been paying for has essentially been running over the dike for eight or nine years that he remembers. Suther confirms it has been discussed in meetings for at least six years. Suther states the residual management plan will continue, and that two years from now the two currently being used will need cleaned out and we will start using the other two. Suther continues that the official DEQ consent order was received in the mail today. A copy of the letter was provided to each member. There are fines outlined that are

due within thirty days. Suther will ask for a meeting to discuss the other matters. Two of the three items are satisfied. The outstanding item is on the distribution system. There are not enough adequate valves to isolate no more than 500 feet of pipe in high service areas or 1,320 feet in other sections in the event of a line break. Suther explains the entire water distribution system needs valves every 500 feet. Suther believes all areas are going to fall into the 500 feet category but will ask about the 1,320 feet. This is the item that we need to meet with DEQ to discuss. Suther explains there is one project that is engineered and ready to go, once funding is available, that will have the valves in place every 500 feet. Suther states City Attorney, Mackey Gammill, will be involved in the meeting with DEQ. Grinstead asks if this violation was just received today. Suther states the order came from May of 2023 items that are still outstanding. Suther explains there is \$2,100 in deferred fines and \$1,000 to be paid now. The valve issue could result in a fine of \$70 per day, with a maximum of \$75,000, until it is resolved. Grinstead asks if the City installed any of the valves since May 2023. Suther does not believe any have been installed or the process started, other than the one engineered water line. Oakley asks how long ago the \$70 a day fine started. Suther states it has not started. The City has until August 1, 2026, to get all the valves installed. Suther will request and schedule a resolution meeting. Grinstead questions if this was issued in 2023, and was this the first time DEQ has made contact. Suther states that they have contacted the City multiple times. Davis notes there were numerous from 2023, and only three remain. Suther confirms many were completed in 2025, and others have been in the works. Suther notes April 3, 2025, is when she was contacted by DEQ. The backwash lagoon had been bid out and awarded; but there was no permit because the authorization from the landowner had not been sought out. Closer to May, Suther worked on the permit. The original permit was issued for the two lagoons in September. After the emergency meeting in December 2025, Suther worked with DEQ to update the permit

to include all four lagoons. Without those items being completed the lagoon cleanout would still be outstanding. Suther believes that the meeting with DEQ will give us the opportunity to explain our position, and present everything that has been done. Along with the above, the City is also under notice of violation from DEQ for other issues, but these are the only items that have been issued a consent order. Suther states in the meeting with DEQ, the City can explain the positive progress it is making and the movement in the right direction. Suther updates on the testing at the Crossbar well. The tests have failed so Danny Cox, Water Plant Superintendent, and Justin Ramsey, Manager of Crossbar are working together with DEQ on completing the disinfection protocol.

c. Turner Falls Park

- Tom Miller, Operations Manager, states that in December, for the first time in 2025, numbers are ahead compared to this time last year. Miller is hopeful the trend will continue. Miller lists projects for the month with a focus on water leaks. There was an electrical issue at the curio shop that OG&E resolved. The Villa's last big projects are being completed. Miller hopes to get the split units installed in a week or two. Cabin one, four, and five demolition scopes of work were completed, and they have been published for bids. Miller updated on upcoming events. A 300-plus veteran ride is looking to use Turner Falls as their hub for their annual ride in April. Riders will come from all over the United States. They will rent most of the lodging Turner Falls has to offer. They are looking for small business owners and small communities to come visit. Miller has another meeting with them to work out pricing, but if they come to visit it will benefit Turner Falls and the City of Davis. Trout permits sold this year are above what was sold last year. Miller is meeting again with Full Strut to resolve numbers incorrectly recorded on the report. Miller and other employees attended the 2026 Oklahoma Wildfire Assessment and Preparation Coordination virtual meeting. It is predicted to be a dry winter going into spring. Miller will be taking a look around the park at brush piles to clean up and

hopefully prevent fires. Grinstead addresses the numbers not reflecting correctly and asks if Miller is cross referencing all the numbers. Miller does a spot check, and the other numbers are correct. This format is a copy and paste from the raw data from Full Strut. Miller states Full Strut will be going to the Peek engineers to correct the data being pulled from the Peek system. Suther states this report only began being built two or three months ago. They are still working on it.

d. Cross Bar Ranch

- Justin Ramsey, Manager of Crossbar states New Year's weekend was sold out. New customer count is continuing to increase. The Ultra 4 race is still on track to be July 10 and 11. Looking at the first weekend in May for the Hoedown. Ramsey will make a trip out to King of the Hammers this year to get more vendor contacts and build the relationship with them a little more. Suther and Ramsey are working together on forming a guided tour and an outdoor spring event with Turner Falls towards the end of April. Grinstead asks if there have been updates on the Iron Wolf prototype. Suther states there were some snags, it was pushed to January. Jones asks what sections of road the Iron Wolf will be most beneficial. Ramsey believed the hills and on the first two miles there will be some spots they can work on. With it being a prototype, they do not know exactly what it will be able to do. There are also a couple of areas near Well Camp that Ramsey is hopeful they can push the center of the road over a little. Suther states it is a matter of how much they can get done in the ten to twelve days they are there, noting those days may not be consecutive. Grinstead asks if they get to the hardest area and it is only scratching whether they will at least go make up some material. Suther confirms if it is not successful in the hard areas, we may at least get material out of it. Suther updates on the Well House. Suther states that the contractor suggested a resin prefab-type structure. The vendor has not been responsive to the contractor, so the contractor is looking for a new vendor for the structure. The second well at Well Camp is going to need a small structure as well. Suther is reviewing to

see if it can be done in-house or needs to be bid out. Grinstead asks about the disinfectant, and if it is going to be corrosive to the metal. Suther states the well house is not going to be metal, it will be resin at the recommendation of the contractor due to the possibility of treatment. Suther touches on the outdoor expo that Ramsey spoke about. Suther states Miller has been working with local vendors for the event. Suther expects it to be a soft launch. There may be a Chuckwagon group possibly attending. Planning is still in the works, but the focus is bringing in local and close by vendors.

e. 777 Zip

- Suther updates, even with warmer weather in December, it was still a slow month. There was the electrical issue that Miller touched on that was resolved.

Agenda Item #6 Waste Water Treatment Plant Construction Project Report.

- Suther starts with an update on the railroad. Mackey Gammill, City Attorney, is reviewing the easements, the deeds and all the documents provided by Garver on ownership. Suther updates the plant will be starting up tomorrow. The donor sludge from Sulphur is expected on Wednesday. It will be running in manual mode for two weeks. Aeromod will then come in to do some in-house training. Plant operators are still expected to go to Kansas for additional training. Automation is expected to come in March. Beau Waters is working with Micheal Buckaloo on creating weekly, monthly, and annual checklists along with those checklists done off hours operated.

Agenda Item #7 New Business: Discussion concerning any matter not known and not reasonably foreseeable prior to the posting of this agenda.

- Austin Marks, with SODA, asks if the City is going to apply for a CDBG grant. Suther explains the Wastewater Plant is currently wrapping up on a CDBG grant. Suther explains our low to moderate income survey has expired and will need to be done again. Suther states it will also depend on the amount of match money needed for the next CDBG.

Agenda Item #8 Adjourn.

- Motion to adjourn made by Jones. Second by Davis. Vote:
Bumgarner – yes; Grinstead – yes; Oakley – yes; Jones – yes; Davis –
yes. Time: 7:33 PM

ATTEST:

/s/ Sirena Gaddis

Sirena Gaddis

City Clerk/Treasurer

/s/ Brian Davis

Brian Davis

Mayor