

Notice of Public Hearing & Agenda City of Davis

August 10, 2026, 6:00 PM
Davis City Council Chambers
308 South 3rd Street
Davis, Oklahoma 73030

Agenda Item #1 Call to order Public Hearing of Davis City Council.

- Hearing called to order by Vice-Mayor Stan Jones. Time 6:00 PM

Agenda Item #2 Roll Call.

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

Agenda Item #3 Prayer.

- Prayer led by Ralph Coppenbarger.

Agenda Item #4 Pledge of Allegiance.

- Pledge led by Jones.

Agenda Item #5 Consideration and possible violation of Davis City Code Section 5-3-2, Accumulation and Deposits of Weeds and Trash at Dunn Add, Block 1, Lot 4, Davis, more commonly known as 1009 E Davis Ave., Davis, Oklahoma, 73030.

- Susie Suther, City Manager, presented that this property had a Summary Abatement last year. The owners are deceased. Early this year it was being mowed. It is no longer being taken care of.

Agenda Item #6 Consideration and possible violation of Davis City Code Section 5-3-2, Accumulation and Deposits of Weeds and Trash at Block 46, N/2 Lot 5, Davis, more commonly known as 210 N. B St., Davis, Oklahoma, 73030.

- Dee Gregory, Police Chief, presented that this property has been abandoned for a while. It has been open and uncared for. Jones asks if the grass has been mowed. Gregory states no, this is the white house on the corner with junk piled up on the porch. Grinstead questions the address in the notice. Sirena Gaddis, City Clerk/City Treasurer, states that is the mailing address for the property off of the tax roll. Suther states the property has received notices in the past; this is the first time coming for abatement.

Agenda Item #7 Close Public Hearing.

- Public hearing closed by Jones.

Agenda Item #8 Adjourn.

- Motion to adjourn made by Bumgarner. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – absent. Time: 6:06 PM

ATTEST:

/s/ Sirena Gaddis
Sirena Gaddis
City Clerk/Treasurer

/s/ Stan Jones
Stan Jones
Vice Mayor

City of Davis

August 10, 2026, 6:00 PM
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Agenda Item #1 Call to order Davis City Council.

- Meeting called to order by Vice-Mayor Stan Jones. Time: 6:06 PM

Agenda Item #2 Roll Call.

- Mayor Brian Davis – absent; 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 July 13, 2026, Regular Meeting. Motion to approve made by Bumgarner. Second by Jones. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – absent.

- b. Claims. Motion to approve made by Bumgarner. Second by Jones.
Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes;
Davis – absent.

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, or deny, Order of Abatement on violation of Davis City Code, Section 5-3-2, Accumulation and Deposits of Weeds and Trash at Dunn Add, Block 1, Lot 4, Davis, more commonly known as 1009 E Davis Ave., Davis, Oklahoma, 73030.

- Motion to approve Order of Abatement on violation of Davis City Code, Section 5-3-2, Accumulation and Deposits of Weeds and Trash at Dunn Add, Block 1, Lot 4, Davis, more commonly known as 1009 E Davis Ave., Davis, Oklahoma, 73030 made by Jones. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – absent.
- Suther states, if approved, this order will give the property owner 72 hours to mow. If left un-mowed, the City will mow, track the costs, and add to the lien already on the property.

Agenda Item #6 Consideration and possible action to approve, amend, or deny, Order of Abatement on violation of Davis City Code, Section 5-3-2, Accumulation and Deposits of Weeds and Trash at Block 46, N/2 Lot 5, Davis, more commonly known as 210 N. B St., Davis, Oklahoma, 73030.

- Motion to approve Order of Abatement on violation of Davis City Code, Section 5-3-2, Accumulation and Deposits of Weeds and Trash at Block 46, N/2 Lot 5, Davis, more commonly known as 210 N. B St., Davis, Oklahoma, 73030 made by Bumgarner. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – absent.
- Suther states this will give the property 72 hours to mow. A notice of intent to file a lien will be placed against the property. After the City accumulates the charges, if they go unpaid, the City will file the amount of the lien.

Agenda Item #7 Consideration and possible action to approve, amend, deny, postpone, acknowledge, or affirm Resolution #742 Authorizing Grant Application to Oklahoma Water Resources Board for REAP Grant Application 2027.

- Motion to approve Resolution #742 Authorizing Grant Application to Oklahoma Water Resources Board for REAP Grant Application 2027 made by Bumgarner. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – absent.
- Suther states, OWRB opened up their REAP grant applications, and they've broadened the population this year. The City applied last year, but they did not award anyone above 1,800 population. They've opened up this year to larger communities. Suther believes the City will have a better shot at it this year, looking at our points. Suther is applying for the grant to be used for a new lift station to replace the one behind Turner Falls Inn. Grinstead asks if the REAP has a match. Suther states it does have a match; the match was budgeted in this year. Suther states the City will apply for the max \$350,000 on the grant. The estimate on the project is around \$600,000, because the project is larger the City will be putting in more than twenty percent of the required twenty percent match.

Agenda Item #8 Consideration and possible action to approve, amend, deny, postpone, acknowledge, or table Ordinance 04-2026 Amending Ordinance No. 03-2026; Correcting Scrivener's Errors and Clerical Omissions; Clarifying Section and Chapter Numbering; Correcting the Title of the Ordinance; Correcting the Renumbering of Chapter 4, Section 11-4-1, Zoning Districts and Map Established; Correcting the Numbering of Chapter 11, Supplemental Zoning Regulations, Section 11-11-1, Off-Street Parking; Section 11-11-2, Loading Spaces; and Section 11-11-3, Screening Regulations; Renumbering Chapter 11, Section 11-4-4; Correcting the Renumbering of Chapter 13.

- Motion to approve Ordinance 04-2026 Amending Ordinance No. 03-2026; Correcting Scrivener's Errors and Clerical Omissions; Clarifying Section and Chapter Numbering; Correcting the Title of the Ordinance; Correcting the Renumbering of Chapter 4, Section 11-4-1, Zoning Districts and Map Established; Correcting the Numbering of Chapter 11, Supplemental Zoning Regulations, Section 11-11-1, Off-Street Parking; Section 11-11-2, Loading Spaces; and Section 11-11-3, Screening Regulations; Renumbering Chapter 11, Section 11-4-4; Correcting the Renumbering of Chapter 13 made by Grinstead. Second by Jones. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – absent.
- Gaddis explained that a couple of weeks ago, CivicPlus, the vendor used for ordinance codification, reached out about Ordinance 03-2026. They had found some errors in the titling and numbering of the ordinance

while working on the update. Brandy Baldwin, Administrator of Economic Development and City Services, made the corrections needed within Ordinance 04-2026. It was then sent over to CivicPlus, and they verified that it corrected all the issues they had found. Suther states it is not changing anything adopted in 03-2026, this is correcting the titling and numbering only.

Agenda Item #9 Consideration and possible action to surplus and sell the 2016 Dodge Charger VIN 2C3CDXAG2GH313034.

- Motion to surplus and sell the 2016 Dodge Charger VIN 2C3CDXAG2GH313034 made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – absent.
- Suther states this is the vehicle that Terry Blalock was driving for code enforcement before the City purchased a different vehicle for his use last month. This vehicle needs major motor repair and is not worth the repair.

Agenda Item #10 Department Reports to include updates, projects, and financial information.

- a. Police Dispatch Activity, Animal Control Activity, & Code Enforcement Violations & Citations, Training Updates.
 - Suther states reports are in the packet. Grinstead thanks Gregory for attending the OML legislative meeting on July 29th and representing the City. Gregory states the meeting started rocky, but the Sand Springs City Manager who was their previous Police Chief spoke up with Gregory and instead of changing the wording of current state law they discussed adding a law for aggravated trespassing. It would work like an aggravated DUI. The fines and jail time would be stricter on the habitual trespassers. Grinstead asks about individuals reaching out recently that needed help. Gregory states there was, a couple was transported to Ardmore to get the services they need.
- b. Fire Dispatch & Responses, & Training Updates.
 - Suther states the report is in the packet and the advertising began this week for the sale of the ladder truck that was surplusd last year.
- c. Public Works – Streets, Cemetery, & Park General Updates.

- Suther states the report is in packet, and Keith Green is in attendance if there are any questions. No questions.

Agenda Item #11 City Treasurer Report.

- Gaddis states her reconciled balances and DMA billing report is in the packet. No questions.

Agenda Item #12 City Manager Report.

- Suther states her financial report is in the packet. Prep work for the audit is beginning. Several staff attended Open Meetings Act Training in July. This month several staff will attend human resources training on coaching skills. Suther, Gaddis, and Baldwin will attend the Small-Town Summit Solution put on by SODA, OG&E, and ODOC later this week.

Agenda Item #13 Davis Chamber of Commerce Report.

- Suther states the report handed out was prepared by Alisha Thompson. The Chamber hired an Executive Director, Abby Snyder, and she has already started. She has past experience of being the assistant to the Executive Director. The board is happy to have her.

Agenda Item #14 Adjourn.

- Motion to adjourn made by Bumgarner. Second by Jones. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – absent. Time: 6:21 PM

ATTEST:

/s/ Sirena Gaddis
Sirena Gaddis
City Clerk/Treasurer

/s/ Stan Jones
Stan Jones
Vice Mayor

Davis Municipal Authority

August 10, 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 Vice-Chairman Stan Jones. Time 6:21 PM

Agenda Item #2 Roll Call.

- Chairman Brian Davis – absent; 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 July 13, 2026, regular meeting. Motion to approve made by Jones. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – absent.
- b. Claims. Motion to approve made by Jones. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – absent.
- c. Parkhill Task Order #14 for GIS Integration. Motion to approve made by Jones. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – absent.

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 adopt, amend, deny, postpone, acknowledge, affirm, or table Coin Rounding Policy on Cash Payments at Turner Falls Park.

- Motion to adopt the Coin Rounding Policy on Cash Payments at Turner Falls Park made by Jones. Second by Bumgarner. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – absent.
- Gaddis explained due to the end of the penny production, Turner Falls had had issues of obtaining pennies at the bank. The first document is to be posted for customers. The second document is instructions for employees on rounding. Gaddis and Erin Creach, Turner Falls Director, contacted the systems companies used in the park and asked for the systems to be updated to show rounding correctly on the receipts. The City Hall policy that was passed a couple of months ago, was a different situation, there is an account to place credit or leave a small balance on. That does not work at the park. Gaddis states this policy follows the rounding method used in the Common Cents Act.

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

a. Public Works – Water & Wastewater

- Reports are in the packet. Grinstead asks about the water meters and how regularly they are failing. Keith Green, Public Works Superintendent, states we are working with different vendors to see what is out there. The current meters have a ten-year warranty. Suther states there was a vendor that gave us some meters to try for free. Jones asks if the meters are all having the same issues. Suther states the meters are not meant to last; their lifetime depends on different circumstances and activity that goes on with each meter. A meter diagnostic will cause a meter to die faster than one not having had a diagnostic ran. The batteries were not meant to be replaced, once the battery dies the meter is dead. The meter begins to run slower and cause a low, inaccurate read. Suther states the meters we are trying out could be read from City Hall. They have a 20-year warranty. They could be phased in, and once there is a large amount installed, the City could invest in the reading equipment to read from City Hall. Grinstead thought the current meters were supposed to be able to do that and alarm you of excessive usage. Suther states they may have all those features, but not all were purchased and implemented. Grinstead asks what the cost per meter is. Suther states the meters we are testing are less expensive. Green states while installing new meters check valves are also being placed. Grinstead asked if placing new meters in increments how the warranty will be tracked. Suther states each meter has a serial number, and the vendor tracks the warranty. Grinstead asks when the warranty begins. Green states it begins at the installation date. In water distribution, Suther states the two Arbuckle Master Conservancy raw water line repairs went well. Danny Cox, Water Plant Operator, states the remaining three filter media replacements will take place during the next three weeks. Grinstead asked if Cox has noticed a change with the one done. Cox states, yes, he no longer has to backwash every day, more like every 72 hours now. Suther reports on the Wastewater Treatment Plant. They installed their 6-inch water line. Grinstead asks if the AC issue has been resolved. It has not.

b. Turner Falls Park

- Creach's report is in the packet. Grinstead is impressed with the crossover from Cross Bar since the joint ticket agreement was just approved at last month's meeting. Grinstead would like the citizens to know there are great things happening that are benefiting both Cross Bar and Turner Falls. Suther states the reason for the agreement was to give Cross Bar riders access in Turner Falls Park and a swimming hole. The closest swimming hole to them is not a great swimming hole. Ramsey, Creach, and Bailey were in the water, pulling out parrot feather algae, in the upper pools. Creach states it has been treated, but they have some off-season plans to help as well. Creach states a news station out of Texas came out and will be airing a piece on Turner Falls and 777 Zip. Creach is working to put together a 100K online follower giveaway. Creach is looking to get the winners into town to eat at the restaurants and receive a couple of night's stay at the park. Suther states they will be seeking approval from the Chamber Board to partner with the Chamber on the giveaway. Ramsey and Creach are looking at a combo item for the golf tournament to help raise money for the Chamber. Creach states the park had a great 4th of July. There were only about 18 camping spots left with about 475 plus every night. Day admission did really well. They ran a promo; with each admission you received a free Turner Falls/Cross Bar cup, they gave away over 20,000 cups. The Chickasaw Country Marketing Association page was revamped by Creach. Baldwin created a complementing City page that features Red, White, and Davis, A Very Davis Christmas, Turner Falls, Gasoline Cowboys, and Cross Bar Ranch.

c. Crossbar Ranch

- Ramsey updates on the progress of Iron Wolf. There were some changes made with a bit. They are getting good wear out of the teeth. They have not come to an area yet that they have not been able to bust up, some take longer than others but it is working through the different areas. Ramsey believes once there is a little moisture we will really be able to see some changes. Iron Wolf plans to come out for another three to four days next week and finish up soon. There were 105 combo tickets sold in July. Ramsey states they are working on the training process and making sure

customers are going where they should, and that everyone is kept safe. There are a few areas the side by sides can go to park and if they are street legal they can park down at Hilltop. Suther and Ramsey are working on one additional area on level two for additional parking. Ramsey states August is usually a slower month but people are still coming out and taking advantage of the combo pass. Customers have expressed interest in coming back during trout fishing season. Ramsey reports on the Ultra 4, there were 605 guests. There were a couple factors with scheduling this year that they knew were going to affect the turn out. First was that it was in July and the heat. Second it was the weekend after the 4th of July. Recreational customers and spectators had already spent their money the weekend before. Next year the plan is to move Ultra 4 into the mid part of June and that should help the turn out. Ramsey states it was still a profitable event. Grinstead asks what the largest attendance was. Ramsey states the largest attendance was in 2020 at about 1,700 attendees, and the event fell in October, one of the best times of year for riding. Ramsey updates on Gasoline Cowboys, noting it is still early on, they are trying to figure the customer out, figure out how to make debt payments and insurance payments, and make it a functional business. There have been 17 rides so far with a total of 64 riders. Ramsey plans to work foot traffic a little bit better, making their presence a little bit more known. People have been very receptive to the rides and from all different demographics. As the season and foot traffic begin to slow down, the goal is to go after the group sales, team building, and group outings, where they can chase the business outside of the park in the fall, and try to get those companies and groups to come in. It has been slow starting off but Ramsey is hopeful and believes they are on the right track to continue to build and make things better. They did add a two-hour evening ride to capture the customers getting out of the water. Grinstead asks if they are collecting information on how the customer found out about the rides. Ramsey states they have begun to, all but about two or three customers were not already in the park. The next event is Hootenanny on October 23rd. They are bringing in a drag race, rock mounting race at Rock Face,

mud bounty race, and for the first time incorporate an endurance race and bring in a new set of racers. Ramsey believes it will be the biggest one yet with good connections and big names coming out.

d. 777 Zip

- Suther states the July revenue was \$3,821.64. Gary Fielding reached out to Suther. He has been operating the zip line by himself since seasonal staff have begun returning to school. He has had an injury and will be closed for a few weeks but plans to get someone to cover Labor Day weekend. Suther and Fielding will discuss future plans.

Agenda Item #7 Wastewater Treatment Plant Construction Project Report.

- Suther states there are still some issues with the Hydro-dyne products, the AC, and they are still negotiating liquidated damages. Overall operations of the plant are going well. There are some warranty situations working on different things. Buckaloo is getting things in place when there are storms, when internet or electricity is lost, or we have power flashes, so that everything pops back up like it's supposed to. Backup generator maintenance will begin on all backup generators. Maintenance plans are being reviewed. Suther plans to pick a shorter term initially to see what maintenance looks like on the equipment. Grinstead asks if the City has taken complete possession of the plant. Suther states the City has not signed off but we have taken substantial completion when we were able to process and pass tests consistently with DEQ, and that date was in March. Grinstead asks if at that time LDs stopped or not until completed in full. Suther believes the LD dates are to substantial completion, not past that date. Suther is going back and forth on LD dates. Grinstead asks if the days were documented by the City. Suther states the days are documented; there are 64 days for the cut sewer line. The issue is that the City did not disclose the location of the line till after the line was hit and the City produced plans showing the line was there. Grinstead would like to know what the 64 days were for. Based off reports Suther has from the meetings, the work was continuing in other areas. Suther does not believe it was 64 down days. There are about 20 days due to our staff and the manning of the pumps on the weekends. When the contractor returned the job site was flooded. Grinstead states 64 days is only a drop in the bucket for how past due the project is. Suther agrees and states the job was grossly understaffed the entire project. Suther is still going back and forth on those things. Grinstead notes there was the transition of City Managers in the time period and asks if there is

documentation from the previous City Manager. Suther is using the City Manager report minutes and the minutes from this standing agenda item that was in place the entirety of the project. No other notes have been found by the previous City Manager. Grinstead expresses his disappointment with the fact that it is a brand-new plant, and they cannot get the AC fully functional. Suther believes it is undersized. Suther would like to see more things fixed for full acceptance. Grinstead states it is unacceptable that the plant is not 100% operational and someone should be trying to make it right. Grinstead asks if we have paid 100%. Suther states there is more than the last draw remaining on the contract, in retainage alone there is more than enough to cover LDs. Last council the March activity was paid. Suther has not approved any payments since the end of May. The last two invoices were smaller amounts approximately \$60,000.00 each. There was some Water Treatment Plant flow meter replacement work that was incorrectly billed through the Wastewater Treatment Plant project. Suther asked for that to be corrected and rebilled but has not seen a new invoice yet. Suther is getting the plaque ordered for the building. Oklahoma Water Resources Board will come down, everyone will be invited, and there will be a ribbon cutting event, date to be determined.

Agenda Item #8 Adjourn.

- Motion to adjourn made by Jones. Second by Grinstead. Vote: Bumgarner – yes; Grinstead – yes; Oakley – absent; Jones – yes; Davis – absent. Time: 7:07 PM

ATTEST:

/s/ Sirena Gaddis
Sirena Gaddis
City Clerk/Treasurer

/s/ Stan Jones
Stan Jones
Vice Chairman