

MINUTES  
CITY COUNCIL OF DEL CITY  
REGULAR MEETING  
July 5, 2023 – 6:00 P.M.  
3701 SE 15<sup>th</sup> Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on June 30, 2023.)

1. **Call to Order:** at 6:00 PM by Mayor Floyd Eason.

2. **Roll Call:**

In Attendance: Council Members Kyle Gandy, Pam Finch, Michael Dean, Claudia Browne, and Mayor Floyd Eason.

City Employees: City Manager JD Hock, Deputy City Clerk Joseph Carroll

3. **Invocation:** Given by Councilman Michael Dean.

**Pledge of Allegiance:** Led by Mike, a citizen of Del City.

**Proclamations:**

- Lakes Appreciation Month
- Love Your Lake Week
- 

Mayor Floyd Eason read the proclamation.

4. **Public and Council Input**

A. **Public**

- Cynthia Wiley, 3321 SE 22<sup>nd</sup> St:
  - On the first Monday of June, I was taking a friend to pay her bill when I hit a big hole on Scott Street causing damage to a tire. Is that Del City or OKC, so I know who to contact to get tire paid for?
- City Manager JD Hock explained we are looking into who would be responsible and to go ahead and file tort claim paperwork with Del City just in case.

B. **Council**

- Councilwoman Claudia Browne:
  - Shout out to Public Works for the hard work keeping the city clean and presentable.
  - Had a wonderful time at the Air Show this past weekend.
- Mayor Floyd Eason:
  - Everyone needs to watch channel 9 news tonight. There will be a story on Pam Finch.
  - Air Show was great.

**5. City Manager's Report:**

- City Manager JD Hock:
  - Thank you to everyone for how the State of the City meeting went.
  - Thank you to the council and department heads for kindness and support after the loss of my grandfather.
  - Walter Jacques provided grant information, and we have submitted a letter of intent.

**City Clerk's Report:** None

**6. Consent Docket**

Discussion, consideration, possible action to approve the following items by unanimous consent, with one motion:

- A. Minutes of June 20, 2023 Regular Meeting of Council  
Approve minutes of the regular meeting of Council of June 20, 2023.
- B. Minutes of June 29, 2023 Special Meeting of Council  
Approve minutes of the special meeting of Council of 29, 2023.

**MOTION: TO APPROVE A AND B AS WRITTEN.**

MOVED BY: GANDY      SECOND: BROWNE  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

**7. Presentation – “Dining in Del City” Exposé for July 2023**

Discussion, consideration, and possible action to approve or deny a presentation from the Economic Development Team on the “Dining in Del City” Exposé recipient for July 2023: #1 BBQ and Burger is located at 5501 Main St., Suite 104.

**MOTION: TO APPROVE RECEIVING A PRESENTATION.**

MOVED BY: FINCH      SECOND: DEAN  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

Marketing Coordinator Rashonna Moore gave a presentation.  
Mayor Eason and Vice-Mayor Finch presented a certificate.

**8. Monthly Update from Chief of Police**

Discussion, consideration, possible action to approve receiving a monthly update from the Chief of Police or his designee.

**MOTION: TO APPROVE RECEIVING A MONTHLY UPDATE FROM THE CHIEF'S DESIGNEE.**

MOVED BY: GANDY            SECOND: BROWNE  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

Assistant Chief of Police Austin Slaten gave a monthly report.

- Chief Berger has met with CLEET, and we are hosting a training class next week.
- The Police Department has more visibility for our residents with the new trucks.
- Our officers helped with directing traffic for the air show this past weekend.
- Del City Police Department provided an Emergency Response Team for the air show.
- Our Boots and Badges blood drive will be July 14, 2023.
- The flock cameras are helping to make Del City a safer area.

**9. Planning and Zoning**

A. SPECIAL USE PERMIT - PC/UR 653-23  
(4400 VFW Drive)

**1. Public Hearing**

Discussion, consideration, possible action to approve or deny holding a public hearing on the above-referenced application for a special use permit.

**MOTION: TO APPROVE HOLDING A PUBLIC HEARING FOR A SPECIAL USE PERMIT.**

MOVED BY: FINCH            SECOND: DEAN  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

- City Planner Kelly Abell explained the process of the request for this special permit.
- Councilman Dean: How are the semi-trucks going to turn around; and how are the lights going to be deflected from the apartments next door?
- Buddy Caldwell, Architect: A turnaround for the semi-trucks and emergency vehicles will be constructed at end of VFW Drive, and new lighting will be complete with deflectors to prevent excess light shining towards apartment complex.
- John Sumner, CFO of Automax Town and Country: Explained the company's vision of building this car lot and repurposing their current building on Tinker Diagonal.
- Wendell Kluge, 4744 Crest Place: I support this effort in Del City.

**MOTION: TO APPROVE CLOSE A PUBLIC HEARING FOR A SPECIAL USE PERMIT.**

MOVED BY: GANDY      SECOND: FINCH  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

**2. Council Action**

Discussion, consideration, possible action to approve, approve with modifications, or deny the above-referenced application for a specific use permit to the use of 4400 VFW Drive to allow the use classification of automotive sales and rentals light, a used car lot in an (H-C) Interstate Highway Commercial zone district.

**MOTION: TO APPROVE WITH MODIFICATIONS TO INCLUDE A SEMI TRUCK TURN AROUND MUST BE CONSTRUCTED AT THE END OF VFW DRIVE.**

MOVED BY: FINCH      SECOND: DEAN  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

- B. REZONING - PC/RZ 650-23  
(4412 Epperly Drive)

**1. Public Hearing**

Discussion, consideration, possible action to approve, or deny holding a public hearing on the above-referenced application for rezoning.

**MOTION: TO APPROVE HOLDING A PUBLIC HEARING.**

MOVED BY: GANDY      SECOND: BROWNE  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

- City Planner Kelly Abell explained the process of requesting rezoning for duplexes and that the planning commission voted 4 to 2 against this project.
- Councilman Dean: Asked about signed release of covenants from residents of neighborhood.
  - Plans show that the northernmost house will be built on top of current sanitary sewer and will prevent access without damage to property.
- Katelyn Turner, representative of developer explains what they are trying to accomplish with development of duplexes and the specific layout of the duplexes.
  - States she was unaware of any neighborhood covenants.
  - States it is not the city's job to enforce neighborhood covenants.
- Councilwoman Browne: asked to hear from resident from the neighborhood.
  - Asked if each driveway will be 2 cars wide and each dwelling unit have a 2-car garage?
  - Asked if duplexes would only be for lease or could someone purchase.

- Robert Hudgins, 4200 Sunnyview Drive: My original abstract from 1971 states area is for single family homes only.
  - I am objecting to rezoning the area to R2 due to abstract and covenants.

**MOTION: TO APPROVE CLOSE THE PUBLIC HEARING.**

MOVED BY: FINCH                      SECOND: GANDY  
 AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
 NAYS: NONE

**2. Council Action**

Discussion, consideration, possible action to approve, approve with modifications, or deny the above-referenced application to rezone the parcel at 4412 Epperly Drive to R-2 Two Family Residential to permit the use of multi-family duplexes.

**MOTION: TO DENY REZONING APPLICATION.**

MOVED BY: DEAN                      SECOND: GANDY  
 AYES: GANDY, DEAN, AND MAYOR EASON  
 NAYS: FINCH, AND BROWNE

- C. REZONING - PC/RZ 652-23  
 (4416 Epperly Drive)

**1. Public Hearing**

Discussion, consideration, possible action to approve, or deny holding a public hearing on the above-referenced application for rezoning.

**MOTION: TO APPROVE HOLDING A PUBLIC HEARING.**

MOVED BY: DEAN                      SECOND: GANDY  
 AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
 NAYS: NONE

- City Planner Kelly Abell explained the process of requesting rezoning for duplexes and that the planning commission voted 3 to 3 to deny this project.
- Councilman Dean: When was the original zoning changed?
  - Explained that Del-Mar covenants were for moderate size homes with bigger yards.
- Katelyn Turner: States there was a lot of back and forth at the planning commission meeting and assures that duplexes will be similar to current homes in area.
- Robert Hudgins: Asked about ordinance being passed to keep homes in area similar to current.

**MOTION: TO APPROVE CLOSE THE PUBLIC HEARING.**

MOVED BY: DEAN                      SECOND: BROWNE

AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

**2. Council Action**

Discussion, consideration, possible action to approve, approve with modifications, or deny the above-referenced application to rezone the parcel at 4416 Epperly Drive to R-2 Two Family Residential to permit the use of multi-family duplexes.

**MOTION: TO APPROVE REZONING APPLICATION.**

MOVED BY: BROWNE SECOND: FINCH  
AYES: FINCH, GANDY, AND BROWNE  
NAYS: DEAN, AND MAYOR EASON

D. REZONING - PC/RZ 652-23  
(4420 Epperly Drive)

**1. Public Hearing**

Discussion, consideration, possible action to approve, or deny holding a public hearing on the above-referenced application for rezoning.

**MOTION: TO APPROVE HOLDING A PUBLIC HEARING.**

MOVED BY: GANDY SECOND: FINCH  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

- City Planner Kelly Abell explained the process of requesting rezoning for duplexes.
- Councilwoman Finch: Asked if these are new homes and why are we having difficulty passing applications?
- Councilman Dean: Explains how these types of homes will have a negative impact on the value of current single-family homes in area.
- Katelyn Turner: States these are new homes to be constructed.

**MOTION: TO APPROVE CLOSE THE PUBLIC HEARING.**

MOVED BY: GANDY SECOND: FINCH  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

**2. Council Action**

Discussion, consideration, possible action to approve, approve with modifications, or deny the above-referenced application to rezone the parcel at 4420 Epperly Drive to R-2 Two Family Residential to permit the use of multi-family duplexes.

**MOTION: TO APPROVE AS WRITTEN.**

MOVED BY: GANDY      SECOND: BROWNE

AYES: FINCH, GANDY, AND BROWNE

NAYS: DEAN, AND MAYOR EASON

**10. Discussion Only- Oklahoma Municipal Assurance Group (OMAG) Membership**

Discussion, consideration, and possible action to approve or deny holding a DISCUSSION ONLY regarding potential hiring, training, and benefits offered through the Oklahoma Municipal Assurance Group, also known as OMAG.

**MOTION: TO TABLE UNTIL JULY 20, 2023.**

MOVED BY: GANDY      SECOND: BROWNE

AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON

NAYS: NONE

**11. Purchase and Sale Agreement – Conditional Development Agreement**

Discussion, consideration, possible action to approve, approve with modifications, or deny, entering into conditional development agreement with Pristine Hospitality LLC for the construction of a TownePlace Suites in TIF District #1; authorize Mayor to endorse same.

**MOTION: TO APPROVE AS WRITTEN.**

MOVED BY: FINCH      SECOND: GANDY

AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON

NAYS: NONE

Mayor Eason strikes purchase and sale agreement from title.

City Manager JD Hock explains the conditional development agreement.

**MOTION: TO RECESS TO DCMSA AT 7:39 PM.**

MOVED BY: GANDY      SECOND: FINCH

AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON

NAYS: NONE

**RECONVENE AT 7:46 PM.**

**12. Executive Session**

Discussion, consideration, and possible action to approve or recessing to executive session pursuant to the Oklahoma Open Meeting Act, 25 O.S. § 301 et seq., for the purpose of the following:

- A. Discussion concerning confidential matters pertaining to pending investigations, claims, and actions, pursuant to 25 O.S. § 307 (B)(4), as the Council, on advice of its

attorney, has determined that disclosure will seriously impair the ability of the Council to process the claim or conduct a pending investigation or litigation in the public interest.

- B. Discussion concerning the employment, hiring, appointment, promotion, demotion, disciplining or resignation regarding the Acting City Manager, or appointing a City Manager, pursuant to 25 O.S. § 307(B)(1).
- C. Discussion concerning the employment, hiring, appointment, promotion, demotion, disciplining or resignation regarding hiring an Interim City Attorney, pursuant to 25 O.S. § 307(B)(1).

**MOTION: TO APPROVE RECESSING TO EXECUTIVE SESSION FOR A, B, AND C AT 7:48 PM.**

MOVED BY: GANDY      SECOND: BROWNE  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

**RECONVENE FROM EXECUTIVE SESSION AT 8:30 PM**

**13. Action from Executive Session**

Discussion, consideration, and possible action to approve or recessing to executive session pursuant to the Oklahoma Open Meeting Act, 25 O.S. § 301 et seq., for the purpose of the following:

- A. Discussion, consideration, and possible action deemed appropriate, if any, arising from discussions held in executive session concerning confidential matters pertaining to pending investigations, claims, and actions, as the Council, on advice of its attorney, has determined that disclosure will seriously impair the ability of the Council to process the claim or conduct a pending investigation or litigation in the public interest.

**MOTION: TO TAKE NO ACTION.**

MOVED BY: GANDY      SECOND: BROWNE  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

- B. Discussion, consideration, possible action deemed appropriate, if any, arising from discussions held in executive session concerning matters pertaining to the employment, hiring, appointment, promotion, demotion, disciplining or resignation of the Acting City Manager or appointing a City Manager, pursuant to 25 O.S. § 307(B)(1).

**MOTION: TO PROCEED AS DISCUSSED.**



MOVED BY: GANDY      SECOND: BROWNE  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

- C. Discussion, consideration, possible action deemed appropriate, if any, arising from discussions held in executive session concerning matters pertaining to the employment, hiring, appointment, promotion, demotion, disciplining or resignation regarding the hiring of an Interim City Attorney pursuant to 25 O.S. § 307(B)(1).

**MOTION: TO PROCEED AS DISCUSSED.**

MOVED BY: GANDY      SECOND: FINCH  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

#### **14. Council Input**

Councilwoman Finch: Grating has started at Eagle Lake.

Councilman Gandy: Neighborhood watch chicken fry next Friday at the community center.

#### **15. Adjournment**

**MOTION: TO ADJOURN AT 8:33 PM**

MOVED BY: GANDY      SECOND: BROWNE  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

Approved this 17<sup>th</sup> day of July 2023.

MINUTES  
DEL CITY MUNICIPAL SERVICES AUTHORITY  
REGULAR MEETING  
July 5, 2023 – 6:00 P.M.  
3701 SE 15<sup>th</sup> Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on June 30, 2023.)

**1. Call to Order:** at 7:39 PM by Chairman Floyd Eason.

**2. Roll Call:**

In Attendance: Trustee’s Pam Finch, Kyle Gandy, Michael Dean, Claudia Browne, and Chairman Floyd Eason.

City Employees: Trust Manager JD Hock, Deputy City Clerk Joseph Carroll

**3. Public and Trustee Input**

- A. Public: None
- B. Trustees: None

**4. Manager's Report:** None.

**5. Consent Docket**

Discussion, consideration, possible action to approve the following items by unanimous consent, with one motion:

- A. Minutes of June 20, 2023 Regular Meeting of DCMSA  
Approve minutes of the regular meeting of DCMSA of June 20, 2023.
- B. Budget Amendment  
Approve budget amendment for FY 2022-2023, as show in Exhibit A to the DCMSA agenda.

**MOTION: TO APPROVE A AND B AS WRITTEN.**

MOVED BY: GANDY      SECOND: BROWNE  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

**6. Discussion Only – Project Update on AMI Water Meters**

Discussion consideration, possible action to approve/deny holding a discussion only regarding an update on the upcoming AMI Water Meter Project.

**MOTION: TO APPROVE HOLDING A DISCUSSION.**

MOVED BY: GANDY      SECOND: FINCH  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

Trust Manager JD Hock gave updates on AMI Meter project.

**7. Trust Input:** None

**8. Adjournment**

**MOTION: TO ADJOURN TO DCEDA AT 7:42 PM.**

MOVED BY: DEAN      SECOND: GANDY  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

Approved this 17<sup>th</sup> day of July 2023.

MINUTES  
DEL CITY ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
July 5, 2023 – 6:00 P.M.  
3701 SE 15<sup>th</sup> Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on June 30, 2023.)

**1. Call to Order:** at 7:42 PM by Chairwoman Pam Finch.

**2. Roll Call:**

In Attendance: Trustee’s Floyd Eason, Kyle Gandy, Michael Dean, Claudia Browne, and Chairwoman Pam Finch.

City Employees: Trust Manager JD Hock, Deputy City Clerk Joseph Carroll.

**3. Public and Trustee Input**

- A. Public: None
- B. Trustees: None

**4. Minutes**

Discussion, consideration, possible action to approve minutes of the regular meeting of DCEDA of June 20, 2023.

**MOTION: TO APPROVE MINUTES.**

MOVED BY: GANDY      SECOND: BROWNE  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

**5. Purchase and Sale Agreement - NE 10<sup>th</sup> and Sunnyslane Rd.**

Discussion, consideration, possible action to approve, approve with modifications, or deny, entering into a purchase and sale agreement with Van Eaton Concrete for the real property located at Sunnyslane Road at NE 10<sup>th</sup> Street in the amount of \$2.5 million; authorize Trust Chair to endorse same.

**MOTION: TO APPROVE ENTERING INTO PURCHASE AGREEMENT WITH VAN EATON CONCRETE FOR THE REAL PROPERTY LOCATED AT SUNNYSLANE ROAD AT NE 10<sup>TH</sup> STREET IN THE AMOUNT OF \$2.5 MILLION; AUTHORIZE TRUST CHAIR TO ENDORSE SAME.**

MOVED BY: DEAN      SECOND: GANDY

AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

**6. Purchase and Sale Agreement – Conditional Development Agreement**

Discussion, consideration, possible action to approve, approve with modifications, or deny, entering into conditional development agreement with Pristine Hospitality LLC for the construction of a TownePlace Suites in TIF District #1; authorize Trust Chair to endorse same.

**MOTION: TO APPROVE ENTERING A CONDITIONAL DEVELOPMENT AGREEMENT WITH PRISTINE HOSPITALITY LLC FOR THE CONSTRUCTION OF A TOWN PLACE SUITES IN TIF DISTRICT #1; AUTHORIZE TRUST CHAIR TO ENDORSE SAME.**

MOVED BY: GANDY SECOND: EASON  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

**7. Trust Input: None**

**8. Adjournment**

**MOTION: TO ADJOURN TO CITY AT 7:46 PM.**

MOVED BY: GANDY SECOND: DEAN  
AYES: FINCH, GANDY, DEAN, BROWNE, AND MAYOR EASON  
NAYS: NONE

Approved this 17<sup>th</sup> day of July 2023.