

MINUTES
CITY COUNCIL OF DEL CITY
REGULAR MEETING
Dec 16, 2024 – 6:00 P.M.
3701 SE 15th Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on Dec. 13, 2024.)

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

2. **Roll Call:**

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

Absent: None

City Employees: City Manager JD Hock, Interim City Clerk Joseph Carroll, and City Attorney William Mueller.

3. **Invocation:** Given by Mayor Floyd Eason.

Pledge of Allegiance: Led by Fire Dept. Chief Z Williams.

Proclamations / Recognitions

- ❖ Christmas read by Councilwoman Pam Finch
- ❖ New Years 2025 read by Mayor Floyd Eason.

Calendar of Events

- **Presented by Economic Development Director Kyle Gandy for Joshua Schultz**

4. **Public and Council Input**

A. Public:

- Jim Hightower 3221 Epperly Dr.- County Commissioner Meeting Wed. 12-18-24 at 9AM.
- Gina Standridge Oakbrook Has been fighting the jail and says that the county residents will be the ones who pay for the new jail.

B. Council:

- Councilman Dean: Read an email from resident in Oakbrook Apartments and explained the issues with Fire and Police response to calls. Requesting that Code

Enforcement Investigates the apartments. Also announced that it's important for the County to know we will continue to file lawsuits against the jail.

- Councilman Tatom made a visit to a house on Spring Creek due to drainage issues and called it in. Would like to commend Fire and Police Dept. for the wonderful job that they do. He said that he will be at the Count Commissioners meeting to fight for Del City.
- Councilwoman Browne noticed the work that is being done on 28th and Vickie and would like to say Thank you for that. Attended Wreaths across America. Said that she will continue to fight the jail and against any dilapidation in our city.
- Councilwoman Finch drove by High Spirits Park and there is a pile of limbs that need to be addressed.
- City Manager JD Hock said the Mayor's Tree Lighting was a great success. Thank you to the donors that provided gifts for kids. The Coffee Connection was great. The Attorney General's opinion was not official. The pretrial for OKC VS. OK County is set for Jan. 2025.

5. City Manager's Report

Departmental Reports:

A. City Clerk's Report:

- Sales Tax is up \$139,779.73 12.46% increase
- USE Tax is up \$23,637.72 15.36% increase
- Tobacco Tax is down \$435.90 -6.29% decrease
- Hotel/ Motel is down \$717.44 -4.33% decrease

B. Fire Department: Chief Z. Williams

- 355 Total Calls for November
- 263 EMS/ Rescue
- 4 Fire calls
- Hosted DelQuest 2024 provided lunch and an extrication exercise
- Conducted the annual Captains meeting and discussed 2025 goals
- Hosting the Metro Chiefs meeting
- Completed 355 training hours by fire personnel.

6. Consent Docket

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

- A. Minutes of December 2, 2024 Regular Meeting of Council
Approve minutes of the regular meeting of Council of December 2, 2024.
- B. Budget Amendment
Approve budget amendment for FY 2024-2025, as shown in Exhibit A to the Council agenda.

MOTION: TO APPROVE AS WRITTEN

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

7. Recognition – Deck-the-Yard – Del City Winners

Presentation and discussion regarding Parks and Beautification Commission announcing the “Deck the Yard | Del City” winners for December 2024.

- Video Presentation by Marketing Specialist Cerrina Montez was played and certificates presented by Mayor Eason and the Ward Council Members.

Ward I

3613 Overland Dr.
3917 Greenway Terr.
4205 Sunnyview Dr.
3100 S. Bryant - Willard’s Wholesale Roofing CO.; Inc.

Ward II

1649 Lariat Ln.
3324 SE 22nd St.
3013 Kaylee Ln.
4000 SE 15th St. – Laundry Station

Ward III

4633 SE 23rd St.
4609 SE 23rd St.
2212 Vickie Dr.
4412 SE 29th St. - American Telcom, Inc.

Ward IV

205 S. Branch
4301 E. Fairview St.
5417 SE 4th St.
4401 SE 15th St. – Value Village

8. Proclamations – Community Service to the City of Del City

- A. Presentation and discussion regarding a proclamation to University of Central Oklahoma students joining together to assist Community Center and City Hall beautification on

November 2, 2024, in appreciation of their community service endeavor.

- Mayor Eason read the proclamation.
- B. Presentation and discussion regarding a proclamation to Del City High School students joining together to assist with the community service events throughout the City on November 9, 2024, in appreciation of their community service endeavor.
- Mayor Eason read proclamation, and Certificates were presented by Marketing Specialist Cerrina Montez and Economic Development Director Kyle Gandy

MOTION: TO RECESS TO DCEDA AT 7:00 P.M.

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

RECONVENE AT 7:31 PM

9. Contract – Reclaiming Hope Counseling, LLC

Discussion, consideration, possible action to approve, approve with modifications, approve and ratify or deny the contract with Reclaiming Hope Counseling, LLC for training, peer support, monthly wellness visits rotation and support for critical events; authorize Mayor to endorse the same.

- Councilman Dean asked if this has been beneficial in the past and Chief Williams says it's a wonderful program that the utilize a lot.

MOTION: TO APPROVE AS WRITTEN AND AUTHORIZE MAYOR TO ENDORSE THE SAME

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

10. Purchase – 2 Sewage/Grinder Pumps for City Hall

Discussion, consideration, and possible action to approve, approve with modifications or deny the purchase of 2 sewage/grinder pumps at City Hall in the amount of \$16,204 from Herman's Plumbing.

MOTION: TO APPROVE AS WRITTEN

MOVED BY: DEAN SECOND: BROWNE
AYES: DEAN, TATOM, BROWNE, FINCH AND MAYOR EASON.

NAYS: NONE

11. Contract – SDWAN Services for Police and Fire Dispatch

Discussion, consideration, possible action to approve, approve with modifications, approve and ratify or deny entering into an agreement with NetFortris to provide adequate safeguards to emergency communications at Police and Fire dispatch for a term not to exceed 1 year and for an amount not to exceed \$8,400.00. Authorize Mayor to endorse same.

MOTION: TO APPROVE AS WRITTEN FOR A TERM NOT TO EXCEED 1 YEAR AND FOR AN AMOUNT NOT TO EXCEED \$8,400.00 AND AUTHORIZE MAYOR TO ENDORSE THE SAME.

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

12. Determination of Dilapidation – 5501 Tinker Diagonal

5501 Tinker Diagonal
Owner: Del City Joint Venture LLC (Del City, OK)
Other Parties FNB Community Bank
ZonedCommercial

A. Public Hearing

Discussion, consideration, possible action to approve/deny holding a public hearing consistent with the requirements of 11 O.S. §22-112, to determine whether the residential structure(s) at property is dilapidated and has become detrimental to the health, safety, or welfare of the public and/or if the property creates a fire hazard.

MOTION: TO APPROVE HOLDING A PUBLIC HEARING CONSISTENT WITH THE REQUIREMENTS OF 11 O.S. §22-112, TO DETERMINE WHETHER THE RESIDENTIAL STRUCTURE(S) AT PROPERTY IS DILAPIDATED AND HAS BECOME DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC AND/OR IF THE PROPERTY CREATES A FIRE HAZARD.

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

- Assistant City Manager Kellie Wilbanks says the property was condemned in August of 2024. The property owner filed an appeal, dropped the appeal and made no corrections to the property. She also gave a brief history of issues with the property.

- Attorney Gary for FNB Bank advised the Council that a motion was filed for Jan 8th for an emergency demolition and the property is in foreclosure.
- Waffle House Manager Kyle says the health crisis is starting to encroach on the restaurant.
- James Lehmkuler 4736 Tate Dr. urges the council to find the property dilapidated.
- Councilman Dean read an email from Greg Childers urging for property to be deemed dilapidated. We should put a clock on this ASAP.
- Councilwoman Browne says this property is causing concern with residents and businesses in the area. The property needs to be boarded up. Asked when and if we can secure the building who is responsible for the cost.
- City Attorney William Wheeler gave legal opinion that there is a potential of having the building torn down by Jan. 15, 2025.
- Chief Berger said they do maintain a presence in the area and they have had officers attacked on the property.
- Councilman Tatom wants people to know that the City is trying to get this issue resolved.

MOTION: TO CLOSE THE PUBLIC HEARING

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

B. Determination of Dilapidation and Order of Removal

Discussion, consideration, possible action to approve/deny making a finding that the condition of the residential structure at the above-mentioned address constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions; approve or deny fixing reasonable dates for commencement and completion of the work by the property owner, those being commencement by January 31, 2025 and completion by February 28, 2025; authorize/not authorize the City Clerk to file a notice of dilapidation and lien against the property; and approve/deny directing the City Manager to cause the structure to be razed and removed, in the manner deemed most cost effective and expedient, if the work is not completed by the property owner within the dates fixed herein.

MOTION: TO APPROVE MAKING A FINDING THAT THE CONDITION OF THE COMMERCIAL STRUCTURE AT THE ABOVE-MENTIONED ADDRESS CONSTITUTES A DETRIMENT OR A HAZARD AND THAT THE PROPERTY WOULD BE BENEFITED BY THE REMOVAL OF SUCH CONDITIONS; AND APPROVE FIXING REASONABLE DATES FOR COMMENCEMENT AND COMPLETION OF THE WORK BY THE PROPERTY OWNER, THOSE BEING COMMENCEMENT BY JANUARY 31, 2025 AND COMPLETION BY MARCH 2, 2025; AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF DILAPIDATION AND LIEN AGAINST THE PROPERTY; AND APPROVE

DIRECTING THE CITY MANAGER TO CAUSE THE STRUCTURE TO BE RAZED AND REMOVED, IN THE MANNER DEEMED MOST COST EFFECTIVE AND EXPEDIENT, IF THE WORK IS NOT COMPLETED BY THE PROPERTY OWNER WITHIN THE DATES FIXED HEREIN.

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

13. Assess Abatement Costs to Property Owners

Discussion, consideration, possible action to approve and ratify or deny and remove the assessment costs in the total amount of \$3,572.93 to property owners for cleanup of property previously abated, in accordance with Del City Code Sections 13-106 through 13-114.

- (1) 1725 Elm
Owner: Sally Ann Pollard (Del City, Oklahoma)
Contractor Fee\$330.00
Administrative Expenses\$353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$699.54

- (2) 3917 SE 12th Street
Owner: Jim Horsman (Henderson, Nevada)
Contractor Fee\$370.00
Administrative Expenses\$353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$739.54

- (3) 5528 E Reno
Owner: KFK Investment (Midwest City, Oklahoma)
Contractor Fee\$710.00
Administrative Expenses\$353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$1,079.54

- (4) 3825 SE 15th (Re-Abatement)
Owner: Baccus Family Partnership LP (College Station, Texas)
Contractor Fee\$150.00
Administrative Expenses\$176.77
Mailings, photos, processing, copying, etc.....\$8.00
Total Expenses.....\$334.77

- (5) 2004 Ina Mae
Owner: Christine Kirkley (Del City, Oklahoma)

MINUTES
DEL CITY MUNICIPAL SERVICES AUTHORITY
REGULAR MEETING
Dec 16, 2024 – 6:00 P.M.
3701 SE 15th Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on December 13, 2024.)

1. **Call to order:** at 7:01 PM. by Chairman Floyd Eason.

2. **Roll Call:**

In Attendance: Trustee’s Claudia Browne, Michael Dean, Scott Tatom, Vice Chairwoman Pam Finch, and Chairman Floyd Eason.

Absent: None

City Employees: Trust Manager JD Hock, Interim City Clerk Joseph Carroll, and City Attorney William Wheeler.

3. **Public and Trustee Input:**

- Public: None
- Trustees: None

4. **Manager’s Report:**

Departmental Reports:

Public Works:

- Deputy Director of Public Works Parrott gave out the monthly update.
- Monthly total service orders 554
- Monthly water output 57.492 million gallons
- Completed 150 bulk trash pickups
- Will be moving trash pickup days to coincide with the Wards effective Jan. 6, 2025.

5. **Minutes**

Discussion, consideration, possible action to approve minutes of the regular meeting of DCMSA of December 2, 2024.

MOTION: TO APPROVE THE MINUTES AS WRITTEN.

MOVED BY: FINCH

SECOND: TATOM

AYES: BROWNE, TATOM, DEAN, AND VICE CHAIRWOMAN FINCH

NAYS: NONE

MOTION: TO DECLARE AN EMERGENCY

MOVED BY: TATOM

SECOND: FINCH

AYES: BROWNE, TATOM, DEAN, FINCH AND CHAIRMAN EASON

NAYS: NONE

Trust Input: None

8. Adjournment

MOTION TO ADJOURN TO CITY AT 7:31 P.M.

MOVED BY: DEAN

SECOND: BROWNE

AYES: BROWNE, TATOM, DEAN, FINCH AND CHAIRMAN EASON

NAYS: NONE

Approved this 6TH day of Jan 2025.