

MINUTES
CITY COUNCIL OF DEL CITY
REGULAR MEETING
April 21, 2025 – 6:00 P.M.
3701 SE 15th Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on April 18, 2025.)

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 Joshua Schultz

Proclamations / Recognitions

- Alfred P. Murrah Federal Building Bombing Dedication read by Mayor Eason
- Recognition of David Ellison read and presented by Mayor Eason.
 - Councilwoman Claudia Browne gave the background on Mr. Ellison.
 - David Ellison spoke about his history with running.

4. **Public and Council Input**

A. Public:

- Lisa Scales 2505 Mansfield- said that back in August she lost a son and the DC Fire Department, the DC Police Department and the detectives were amazing in her time of grief. She wanted to announce that she is no longer renting and is now a permanent resident in Del City and give thanks to all that were involved.
- Gene Dowson- Thank you for recognizing the bombing. He was in the bombing, and they lost two employees to it.
- Leon Ellison said thank you. It is nice that the city recognized his brother David and what he has done with the OKC Bombing marathon.
- Joshua Schultz 4321 Spiva said that what was just spoken about shows our city's Deep Roots.

- May 1 @ 8AM Mid Del Tech Center Work Development for Coffee Connection
- May 17 is the Armed Forces Day Parade

B. Council:

- Councilwoman Browne- National Bike to Work Day is May 16th.
- Councilwoman Finch drove through her ward and it is looking really good. Thank you to Public Works for all the hard work on the big trash pickups.
- Councilman Dean said that on 44th street between Sooner and Sunnyslane the top layer of asphalt is deteriorating. Also, on 38th, 39th and 40th there are a lot of potholes that are starting to show up. Trash is already being put out in Ward 1 again. Would like those to be addressed if people are putting them out too early.

5. City Manager's Report

- City Manager JD Hock thanked everyone for attending the seed share event. Met with Miss Oklahoma with Mayor Eason and they are interested in restarting the Miss DC Pageant so look for more information on that in the future. Wants to recognize all our wonderful dispatchers and the amazing job that they do. On April 16th Director of Economic Development Kyle Gandy and Assistant City Manager Kellie Wilbanks attended the TFCU business luncheon. Mayor Eason and Councilman Tatom attended Senator Lankford's Presentation and were able to see the major impact Oklahoma has on the rest of the world with our beef, wheat and freedom. It made them proud to be an okie. Thank you to Joshua Schultz for the business bite at JT's BBQ. City Manager Hock attended the swearing-in ceremony for Jason Lowe the new District 1 County Representative. Fire safety presentation with Chief Williams at McDonald's is going on now. Color with a Cop was a lot of fun and Coffee with a Cop was great as well. We do need help getting and keeping the city clean to attract new businesses. Oklahoma City is looking for help with cleaning up south of SE of 44th Street so if you see any areas that need to be addressed make sure they are being reported so they can be handled. You can report on the City of Oklahoma City's website under their Code Enforcement. It is grow season so make sure you are mowing your yards and taking care of your property. Rebuilding together OKC came in and did a great job helping out and OTA did a great job helping clean up our parks. Thank you very much to everyone for helping out.

Departmental Reports:

- A. Director of Economic Development Kyle Gandy talked about how eye opening the TFCU luncheon was and seeing all the volunteer groups that they work with. Tomorrow all admin buildings will be closed to the public due to software upgrades.

6. Consent Docket

A. Minutes of April 7, 2025, Regular Meeting of Council
Approve minutes of the regular meeting of Council of April 7, 2025.

B. Minutes of April 14, 2025, Special Meeting of Council
Approve minutes of the special meeting of Council of April 14, 2025.

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

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

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

9. Contract – Eagle Harbor Concession Services – Polar Rush, LLC

MOTION: TO APPROVE ENTERING A CONTRACT WITH POLAR RUSH, LLC, THE MOST RESPONSIBLE BIDDER, FOR CONCESSION SERVICES FOR THE 2025 SWIM SEASON, RFP #2604: AUTHORIZE MAYOR AND/OR CITY MANAGER TO ENDORSE THE SAME.

10. Assess Abatement Costs to Property Owner

Location: 4415 E. RENO
Owner: CLASSIC CRAFTS LLC

Contractor Fee	\$4,250.00
Administrative Expenses	\$353.54
Mailings, photos, processing, copying, etc.....	<u>\$16.00</u>
Total Expenses	\$4,619.54

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

- City Planner Andrew Myers tells the council that this property has been owned since December 2003 and has had 27 code violations. The original notice was on Feb. 10th and an extension was given on Feb. 24th. They took the lowest bidder in the abatement costs, the other bid was \$8800. They do always get 2-3 bids for abatements. The pictures that were sent to the Council members helped a lot and Councilwoman Finch requested getting those in the future.
- Councilman Dean asked if they always get multiple bids and City Planner Myers said yes.
- Billy Smith said the City Manager made a comment about working with the city

- Mayor Eason told Mr. Smith that he was aware of the rules and had been abated before. Mr. Smith said that he doesn't remember being abated before.
- City Attorney William Wheeler reviewed the due process and there was no violation on the City's side.
- Beverly Smith 4415 E Reno- said when she called to inquire about a second extension. She called and asked to talk to the City Manager because when he called her, she was in the hospital and was unable to get ahold of him. She returned the call, left message, and then sent email to Mr. Tatom and never received a response.
- Councilman Tatom asked if the law and ordinances were followed, and they said yes.

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

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

3917 Pearl Way
Owner: Nghia T. Lam (Moore, OK)
Other Parties None
Zoned Residential

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.

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 May 31, 2025 and completion by June 30, 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 OPEN A DISCUSSION

MOVED BY: DEAN

SECOND: TATOM

AYES: TATOM, BROWNE, DEAN, FINCH, AND MAYOR EASON.

NAYS: NONE

- City Planner Andrew Myers gave history on the property. He said that the property was purchased in June of 2016 and there were 12 code cases and it was condemned. The property has never come out of condemnation.
- Nghia Lam- owner of 3917 Pearl Way – currently lives at 1301 NW 14th Pl. Moore- He has bought a renovation permit, done some renovations but recently had a stroke and is dealing with diabetes. He has been using it as a warehouse.
- Mayor Eason said this house was condemned when he purchased it and the owner has had it for 9 years.
- Councilman Dean asked if the owner had the ability to make the residence livable in the next month. He doesn't want to see the owner start putting more money into it just for them to enter a motion to demo it.
- Assistant City Manager Kellie Wilbanks explained the process to get property out of condemnation.
- Councilwoman Browne asked for confirmation on the permit for the roof and asked what was included in the remodel permit. Mr. Lam presented the list and Browne read it.
- Mr. Lam presented his mechanical contractor's license.
- City Planner Myers said that he has 30 business days to show noteworthy progress to avoid dilapidation.

MOTION: TO CLOSE THE DISCUSSION

MOVED BY: DEAN

SECOND: TATOM

AYES: TATOM, BROWNE, DEAN, FINCH, AND MAYOR EASON.

NAYS: NONE

MOTION: TO APPROVE 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 THE COMMENCEMENT AND COMPLETION OF THE WORK BY THE PROPERTY OWNER, THOSE BEING COMMENCEMENT BY MAY 31, 2025 AND COMPLETION BY JUNE 30, 2025; 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: FINCH

SECOND: TATOM

AYES: TATOM, BROWNE, DEAN, FINCH, AND MAYOR EASON.

NAYS: NONE

12. Determination of Dilapidation – 3921 Pearl Way

3921 Pearl Way

Owner: Hilda Gonzalez (Del City, OK)

Owner: Edgar Morales and Blanca Rivera (Oklahoma City, OK)

Other Parties BancFirst Midwest City

Zoned Residential

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.

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 May 31, 2025 and completion by June 30, 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 OPEN A DISCUSSION

MOVED BY: TATOM

SECOND: DEAN

AYES: TATOM, BROWNE, DEAN, FINCH, AND MAYOR EASON.

NAYS: NONE

- City Planner Andrew Myers said this property has had movement and considerable progress and would like to request that this be tabled for 2 weeks for updated plans. We have issued a residential remodel permit.
- Edgar Moralez asked for more time. He has pictures showing his progress.
- Mayor Eason pointed out that property has been sitting for a year with no progress.

MOTION: TO CLOSE THE DISCUSSION

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

MOTION: TO TABLE FOR 2 WEEKS TO THE MAY 5TH COUNCIL MEETING.

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

13. Renewal of Contract with Oklahoma City Animal Shelter

Discussion, consideration, and possible action to approve or deny renewing the contract with the Oklahoma City Animal Shelter for FY26 (July 1, 2025-June 30, 2026) at a cost of \$185.00 per animal. Authorize Mayor to endorse same.

MOTION: TO APPROVE AS WRITTEN RENEWING THE CONTRACT WITH THE OKLAHOMA CITY ANIMAL SHELTER FOR FY 26 (JULY 1, 2025- JUNE 30, 2026) AND AUTHORIZE MAYOR TO ENDORSE SAME.

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

14. Council Input- NONE

15. Adjournment

MOTION: TO ADJOURN TO DCMSA AT 7:27 PM.

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

Approved this 5th day of May 2025

MINUTES
DEL CITY MUNICIPAL SERVICES AUTHORITY
REGULAR MEETING
April 21, 2025 – 6:00 P.M.
3701 SE 15th Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on April 18, 2025.)

1. Call to order: at 7:27 PM. by Chairman Floyd Eason.

2. Roll Call:

In Attendance: Trustee's Claudia Browne, Scott Tatom, Michael Dean, 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: Trustee Browne saw a leak at Del View and Del Aire. Also the potholes on Sooner.

4. Manager's Report:

- City Manager Hock, Councilwoman Browne, Interim Director Parrott and Chris Duroy from Waterline Maintenance attended the Water and Environmental Summit and there was very good information and updates provided. On the 15th Councilman Dean attended the Lake Thunderbird Yield Model Results meeting and City Manager attended virtually, he appreciated the call afterwards to discuss further.

5. Minutes

Discussion, consideration, possible action to approve minutes of the regular meeting of DCMSA of March 17, 2025.

MOTION: TO APPROVE MIUNTES AS WRITTEN.

MOVED BY: TATOM

SECOND: DEAN

AYES: BROWNE, TATOM, FINCH AND CHAIRMAN EASON

NAYS: NONE

ABSTAINS: DEAN

6. Resolution of the Trust Manager

Discussion, consideration, possible action to approve or deny Resolution No. 04-21-2025D of the Trust of the Del City Municipal Services Authority, approving a payroll adjustment within Fund 20 and authorizing Trust Manager to issue a one-time payment as agreed by the Trustees; authorize Trust Chairman to endorse same.

MOTION: TO APPROVE RESOLUTION NO. 04-21-2025D OF THE TRUST OF THE DEL CITY MUNICIPAL SERVICES AUTHORITY, APPROVING A PAYROLL ADJUSTMENT WITHIN FUND 20 AND AUTHORIZING TRUST MANAGER TO ISSUE A ONE-TIME PAYMENT AS AGREED BY THE TRUSTEES; AUTHORIZE TRUST CHAIRMAN TO ENDORSE SAME.

MOVED BY: FINCH

SECOND: DEAN

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

NAYS: NONE

7. Presentation – COMCD Budget and Updates

Presentation from Trustee Michael Dean on the approved COMCD Budget and updates for FY26.

- Trustee Dean gave a presentation on COMCD Budget and updates.

8. Trust Input- NONE

9. Adjournment

MOTION TO ADJOURN TO OMRP AT 7:39 P.M.

MOVED BY: DEAN

SECOND: TATOM

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

NAYS: NONE

Approved this 5TH day of May 2025.

MINUTES
OKLAHOMA MUNICIPAL RETIREMENT FUND
REGULAR MEETING
April 21, 2025 – 6:00 P.M.
3701 SE 15th Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on April 18, 2025.)

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

2. Roll Call:

In Attendance: Trustee's Claudia Browne, Scott Tatom, Michael Dean, 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 Committee Input:

- Public: None
- Committee: None

4. Minutes

Discussion, consideration, possible action to approve minutes of the regular meeting of OMRF of March 3, 2025.

MOTION: TO APPROVE MINUTES AS WRITTEN.

MOVED BY: TATOM

SECOND: DEAN

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

NAYS: NONE

5. Retirement Application – David Ellis

Discussion, consideration, and possible action to approve the retirement application for City employee, David Ellis, to receive a normal retirement from the Oklahoma Municipal Retirement Fund, per request from employee.

MOTION: TO APPROVE THE RETIREMENT APPLICATION FOR CITY EMPLOYEE, DAVID ELLIS, TO RECEIVE NORMAL RETIREMENT FROM THE OKLAHOMA MUNICIPAL RETIREMENT FUND, PERREQUEST FROM EMPLOYEE.

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

- Mayor Eason read Celebration of Retirement.

6. Committee Input

- Retirement Party will be April 24, 2025, at 11 AM at the Huey Long Community Center

7. Adjournment

MOTION TO ADJOURN AT 7:45 P.M.

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

Approved this 5TH day of May 2025.