

MINUTES
CITY COUNCIL OF DEL CITY
REGULAR MEETING
April 7, 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 4, 2025.)

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

2. **Roll Call:**

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

Absent: Mayor Floyd Eason

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

3. **Invocation:** Given by City Manager JD Hock.

Pledge of Allegiance: Led by Councilman Tatom.

Proclamations / Presentations

- ❖ **Fair Housing Month – April 2025** – read by Councilwoman Claudia Browne.
- ❖ **Month of the Military Child – April 2025-** read by Councilman Michael Dean.

4. **Public and Council Input**

A. Public:

- Joe Steve 4817 SE 41st St. would like to talk about the number of dogs running loose in our city. On March 1st I was on the Sooner Rd trail with my dog, and we were attacked by one of the large loose dogs. The dog got out of its yard due to a dilapidated fence. Can we make an ordinance to address the dilapidated fences in our city? Councilman Tatom asked if Code Enforcement can do something about bad fences. Councilman Dean asked if we could give a fine to the people with a bad fence if their dog gets out. City Attorney Wheeler said that it is not that simple. Councilwoman Browne asked if there was a report made with the police and there was.
- Joshua Schultz 4321 Spiva there is a Lunch and Learn at the Community Center at 11AM on 4-8-25. There will be a business bite on 4-17-25 at 11:30 AM at JTs BBQ. The Armed Forces Day Parade will be on 5-17-25.

B. Council: None

MOTION: TO RECESS TO DCEDA AT 6:14 P.M.

MOVED BY: TATOM

SECOND: BROWNE

AYES: DEAN, TATOM, BROWNE AND FINCH

NAYS: NONE

RECONVENED AT 6:32 PM

5. City Manager's Report

- City Manager JD Hock met with Travis Hartfield to promote attendance in schools.
- 3-20-25 Better with Age Family Fun Day was a great event.
- 3-26-25 there was a great city-wide Supervisor training.
- 3-27-25 the 552nd had their 70th Anniversary and Micheal Dean spoke about the event.
- 4-10-25 will be attending the Water and Environmental at Rose State
- 4-12-25 The Seed Share will be from 9am- 2pm
- 4-14-25 is the Swearing in of Ward 2 and Ward 4 Council Members at 7:30 pm
- 4-16-25 is Color with a Cop at McDonald's from 5-7 pm.
- 4-18-25 is Coffee with a Cop from 7am-9am

Departmental Reports:

None

6. Consent Docket

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

- A. Minutes of March 17, 2024, Regular Meeting of Council
Approve minutes of the regular meeting of Council of March 17, 2024.
- B. Minutes of March 25, 2024, Special Meeting of Council
Approve minutes of the special meeting of Council of March 25, 2024.

MOTION: TO APPROVE CONSENT DOCKET MODIFYING MINUTES OF MARCH 17, 2025, AND MARCH 25, 2025.

MOVED BY: DEAN

SECOND: BROWNE

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

NAYS: NONE

7. Ordinance – Request for Special Use Permit (SUP) for “Automotive and Equipment:

Heavy” use at 3615 SE 15th Street

Discussion, consideration, possible action to approve, approve with modifications, deny, or require additional information adopting Ordinance **1438** for an ordinance related to zoning, granting a specific use permit within the city limits of the City of Del City, Oklahoma, to include the property hereinafter described in this ordinance, said property being located in the County of Oklahoma, Oklahoma per PC Application PC-UR 673-25; public hearing before Planning Commission on February 27, 2025; approved by Planning Commission on February 27, 2025; authorize Mayor to endorse the same.

MOTION: TO APPROVE WITH MODIFICATIONS OF NO OUTSIDE STORAGE AND AUTHORIZE MAYOR TO ENDORSE THE SAME.

Kylie Emerson asked what is there now, and the Owner Dale responded we are moving tools in and out and having framework done and he answered questions.

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

8. Ordinance – Request for rezoning of 2800 Dave Smith Drive from R-1-D to A-C

Discussion, consideration, possible action to approve, approve with modifications, deny, or require additional information adopting Ordinance **1439** for an ordinance amending the Official Zoning Map of the City of Del City to rezone from R-1-D District, Single Family Detached Residential, to A-C District, Arterial Commercial; declaring repealer; and providing severability; per PC Application PC-SUP 672-25; public hearing before Planning Commission on February 27, 2025; approved by Planning Commission on February 27, 2025; authorize Mayor to endorse the same.

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

Councilman Tatom asked if the owners understand that they must install a sight proof fence. City Planner Andrew Myers said yes, they understand that.

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

9. 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 \$6,798.16 to property owners for cleanup of properties previously abated, in accordance with Del City Code Sections 13-106 through 13-114. Requested by City Planner Andrew Meyers

- Billy Smith Owner said his intentions were to clean up the property. The City started the process when there was cold weather, and wife was preparing for surgery. Billy Smith said that they requested an extension but was told that the City Manager had flagged it not allowing an extension. He attempted to contact the City Manager multiple times and never received a reply. Mr. Smith said that his desire to clean the property up was not a problem, it was his ability to do so in that time frame that was his problem. Billy Smith stated that the City Manager never got back to him with this, so he feels this is unjustified.

- MOTION: TO TABLE ITEM #4 FOR TWO WEEKS**

- MOTION: TO APPROVE HOLDING A DISCUSSION**

MOTION: TO CLOSE DISCUSSION

MOTION: TO APPROVE A CONTRACT WITH WILLIS COMMERCIAL LANDSCAPING LLC AND AUTHORIZE MAYOR TO ENDORSE THE SAME.

MOVED BY: TATOM SECOND: FINCH

AYES: DEAN, TATOM, BROWNE, AND VICE MAYOR FINCH
NAYS: NONE

11. Landscaping Contract for Fiscal Year 2025/ 2026 – City Buildings & Parks

- A. Discussion, consideration, and possible action to approve or deny holding a discussion regarding landscaping services for FY 25/26 for City Buildings & Parks.
- B. Discussion, consideration, and possible action to approve or deny entering a contract with _WILLIS COMMERCIAL LANDSCAPING LLC_, the lowest, most responsible bidder, for landscaping services for FY 25/26 for City Buildings & Parks; authorize Mayor to endorse the same.

MOTION: TO OPEN A DISCUSSION

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

- Parks and Recreation Coordinator CJ Jennings explained this contract, covered areas, and answered questions. Councilwoman Browne said that if we went with Willis she would like to ask in advance for stuff for City Hall frontage.

MOTION: TO CLOSE DISCUSSION

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

MOTION: TO APPROVE ENTERING A CONTRACT WITH WILLIS COMMERCIAL LANDSCAPING LLC AND AUTHORIZE MAYOR TO ENDORSE THE SAME.

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

12. Executive Session

Discussion, consideration, possible action, if any, to approve recessing to executive session for discussion concerning confidential matters pertaining to pending investigations, claims, and actions, pursuant to Oklahoma Statutes, Title 25, Section 307 (B) (4), as the Council, on advice of its attorney, has determined that disclosure will seriously impair the public body's ability to process the claim or conduct pending litigation with legal consultation regarding potential exposure to litigation based on recent administrative or operation.

MOTION: TO APPROVE RECESSING TO A JOINT EXECUTIVE SESSION AT 7:43 PM

- City Attorney Wheeler confirms this meets qualifications to go into executive session.

MOVED BY: BROWNE

SECOND: DEAN

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

NAYS: NONE

RECONVENED FROM EXECUTIVE SESSION AT 8:57 PM

MOTION: TO APPROVE AS WRITTEN.

MOVED BY: DEAN

SECOND: BROWNE

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

NAYS: NONE

13. Action from Executive Session

Discussion, consideration, 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; approve or deny settlement; authorize City Manager to endorse pending legal approval.

MOTION: TO PROCEED AS DISCUSSED AND AUTHORIZE THE CITY MANAGER TO ENDORSE THE SAME.

MOVED BY: DEAN

SECOND: TATOM

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

NAYS: NONE

14. Council Input

NONE

15. Adjournment

MOTION: TO ADJOURN @ 9:00 PM. TO DCEDA EXECUTIVE SESSION.

MOVED BY: BROWNE

SECOND: DEAN

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

NAYS: NONE

Approved this 21ST day of April 2025

MINUTES
DEL CITY ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
April 7, 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 4, 2025.)

1. Call to order: at 6:14 PM by Chairwoman Finch.

2. Roll Call:

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

Absent: Trustee Floyd Eason

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

3. Public and Trustee Input:

A. Public: None

B. Trustees: None

4. Manager's Report:

- City Manager Hock announced that Econolodge is gone. Business Bite on March 20 was very good.
- Joshua Schultz said that the Senior Citizen Prom was a good event.

5. Minutes

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

MOTION: TO APPROVE MINUTES AS WRITTEN.

MOVED BY: BROWNE

SECOND: TATOM

AYES: BROWNE, TATOM, DEAN, AND CHAIRWOMAN FINCH

NAYS: NONE

6. Presentation “Dining in Del City” recipient April 2025

Presentation from Joshua Shultz with the Del City Chamber of Commerce on the “Dining in Del

City” recipient for April 2025; J.T.’s BBQ is located at 505 S. Sunnyslane Road.

- Joshua Schultz gave a video presentation.

RECESS AT 6:21 PM.

RECONVENED AT 6:31 PM.

7. Executive Session

Discussion, consideration, possible action, if any, to approve recessing to executive session for discussion concerning confidential matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to locate within the City of Del City, as provided in Oklahoma Statutes, Title 25, Section 307(C)(11), as the public disclosure of the matters discussed would interfere with the development of products or services, and public disclosure would violate the confidentiality of the business(es).

MOTION: TO APPROVE JOINING WITH THE CITY IN EXECUTIVE SESSION.

MOVED BY: BROWNE

SECOND: TATOM

AYES: BROWNE, TATOM, DEAN, AND CHAIRWOMAN FINCH

NAYS: NONE

MOTION: TO ADJOURN TO CITY @ 6:32 PM

MOVED BY: DEAN

SECOND: BROWNE

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

NAYS: NONE

RETURN FROM EXECUTIVE SESSION @ 9:00 PM

8. Action from Executive Session

Discussion, consideration, possible action deemed appropriate, if any, arising from discussions held in executive session concerning confidential matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to locate within the City of Del City, as the public disclosure of the matters discussed would interfere with the development of products or services, and public disclosure would violate the confidentiality of the business(es).

MOTION: TO TAKE NO ACTION FROM EXECUTIVE SESSION

MOVED BY: DEAN

SECOND: BROWNE

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

NAYS: NONE

9. Trust Input
None

10. Adjournment

MOTION: TO ADJOURN AT 9:02 PM.

MOVED BY: DEAN

SECOND: BROWNE

AYES: BROWNE, TATOM, DEAN, AND CHAIRWOMAN FINCH

NAYS: NONE

Approved this 21ST day of April 2025.