

MINUTES  
CITY COUNCIL OF DEL CITY  
REGULAR MEETING  
May 5, 2025 – 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 May 2, 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 Councilman Michael Dean.

**Pledge of Allegiance:** Led by City Manager JD Hock.

**Proclamations / Presentations**

❖ **Armed Forces Day and Parade, May 17, 2025:** Read by Mayor Eason

4. **Public and Council Input**

A. Public:

- Ricky Johnson 3029 Del Rancho Dr. has been a proud resident of Del City for 33 years. Said that when he calls Code Enforcement he is told that he calls too much or that he doesn't live within a HOA. He and his wife have taken pictures of some of the problems and are frustrated because they take pride in their home. He would like Code Enforcement to help enforce codes and get his neighborhood cleaned up.
- Joshua Schultz 4321 Spiva announced that
  - May 16<sup>th</sup> at 11AM there will be a ribbon cutting at Barnes Funeral Home.
  - May 17<sup>th</sup> at 945AM is the Armed Forces Day Parade
  - June 10<sup>th</sup> 1-2PM meeting with Lt. Governor at Del City Community Center
  - June 21<sup>st</sup> Neighbor's Night Out 4PM-8PM

B. Council:

- Councilman Tatom was invited to the dedication of the Kalsu Plaza Wall of Honor at Del City High School and was able to speak. It was a great honor thanks to Captain John Keilty.
- Councilwoman Finch said there was a good turnout at Epperly Heights bike safety event. Thank you to Del City Fire and Police Departments for always showing up and being a part of the community.
- Councilman Dean said with the Armed Forces Day Parade coming up and the flags that will be put out 6 days early, asked if we can get the right of ways mowed early as well. Bulk trash started today in his ward and things are looking good. He would like to figure something out on keeping people from putting their trash out too early.
- Mayor Eason announced that Councilman Dean has taken over the storage and distribution of the flags and thanked him for that.

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

- City Manager JD Hock says a big Thank you for the stipend to the staff. It was a great surprise.
- Celebrated International Firefighters Appreciation Day and they got some neat goody bags.
- 4-23-25 was Administrative Professional's Day
- 5-5-25 was Municipal Clerk's Day
- ARPA reporting is complete.
- Mayor Eason attended Run for the Roses for Rose State, he said it was a good event and he enjoyed it.
- Del City Elementary School will be visiting City Hall.
- Code Enforcements grow season is here, and they are focusing on yards being mowed and cars being parked on the grass.

### **Departmental Reports:**

#### **A. City Clerk's Report:**

- Sales Tax is down (\$26,901.07) -2.35% decrease
- USE Tax is up \$15,551.69 10.38% increase
- Tobacco Tax is down (\$560.96) -8.42% decrease
- Hotel/ Motel Tax is down (\$2329.84) -15.83% decrease

#### **B. City Attorney William Mueller says Go Thunder!**

- C. Police Chief Loyd Berger said that next week is Police Appreciation Week and they will be having a cookout next Thursday May 15 at 11:30 until whenever and invited everyone to come.

## **MOTION: TO RECESS TO DCEDA AT 6:26 P.M.**

MOVED BY: TATOM

SECOND: DEAN

AYES: DEAN, TATOM, BROWNE, FINCH AND EASON  
NAYS: NONE

**RECONVENED AT 6:54 PM**

## 6. Minutes

Discussion, consideration, possible action to approve minutes of the regular meeting of Council of April 21, 2025.

**MOTION: TO APPROVE MINUTES AS WRITTEN.**

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

## 7. 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 June 17, 2025 and completion by July 31, 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 Meyers gave the history of property.
- Mayor Eason asked if the work done had permits pulled on them and City Planner Andrew Meyers said no, they didn't.
- Councilwoman Finch asked if any more work has been done, and City Planner Andrew said no.
- Edgar Morales- 2021 SW 33<sup>rd</sup> Moore- said that he has a contractor that has a permit and City Planner Meyers said that we have no record of a permit.
- Salvador Gonzales SW 30<sup>th</sup> St. OKC said that he called, and they told him that he could extend the permits over the phone. Councilman Dean asked when the permits were from, and Salvador said they were from January 2024. City Planner Meyers told everyone that our policy is only one extension without substantial improvement.
- Councilwoman Browne asked if we could verify that the gentleman is telling the truth on being given an extension via the telephone.
- Mr. Morales asked if he isn't given an extension what does he need to do.
- Councilman Tatom said that as a contractor they should know that they would need a permit for everything that they do.
- Mayor Eason requested confirmation that the contractor is current in Del City.

5-minute recess 7:05PM to verify contractor

Reconvene @ 7:08PM

- Assistant City Manager Kellie Wilbanks said that the contractor license expired 6/7/24.
- Councilman Dean asked if we vote for dilapidation is there any stopping it? Mayor Eason said yes but it will take a special meeting.
- City Manager JD Hock said that if dilapidation is determined, then the homeowners will have until the set date to get the work finished.
- Mr. Gonzales asked if they get more time and Mayor Eason replied No.
- Assistant City Manager Kellie Wilbanks explained that they will have to start an appeal process.
- Councilwoman Finch said that they have until July 31 to get done or house will be torn down.
- Councilman Dean asked why we need an appeal and Asst. City Manager Wilbanks said by law we have to give them 30 days to appeal any Council ruling.
- Mayor Eason said they have violated codes for the past 2 years.
- City Attorney Wheeler said they do not have to wait to do work, only have to wait on the garage part.
- City Planner Andrew Meyers said they will still need to get permits for work to be done on the house.
- Councilman Dean asked if they can still appeal and Asst. City Manager Wilbanks said yes, that is their right.
- City Attorney Wheeler said separate from the appeal, they can get permits and continue

working on the house.

**MOTION: TO CLOSE A DISCUSSION**

MOVED BY: FINCH

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 FIXING REASONABLE DATES FOR COMMENCEMENT AND COMPLETION OF THE WORK BY THE PROPERTY OWNER, THOSE BEING COMMENCEMENT BY JUNE 17, 2025 AND COMPLETION BY JULY 31, 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 DATES FIXED HEREIN.**

Councilman Dean said this gives them until June 17 to start, get plans and permits done to save this property.

MOVED BY: TATOM

SECOND: FINCH

AYES: DEAN, TATOM, FINCH AND MAYOR EASON.

NAYS: NONE

ABSTAINS: BROWNE

**8. Ordinance Establishing a Temporary Moratorium on the Acceptance, Processing, and Approval of Applications for New “Sign: Non-Accessory [Electronic]” Planning and Zoning Ordinance**

Discussion, consideration, possible action to approve, approve with modifications, deny, or require additional information adopting Ordinance 1440 to establish a temporary moratorium on the acceptance, processing, and approval of applications for new billboards relating to Sections A-420.1.2 and A-425.1.2 of Appendix A – Planning and Zoning Ordinance of the Del City Code of Ordinances; declaring a period of enforcement; providing severability; declaring an emergency; authorize Mayor to endorse the same.

**MOTION: TO APPROVE ADDITIONAL INFORMATION ADOPTING ORDINANCE 1440 TO ESTABLISH A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND APPROVAL OF APPLICATIONS FOR NEW BILLBOARDS RELATING TO SECTIONS A-420.1.2 AND A-425.1.2 OF APPENDIX A- PLANNING- AND ZONING ORDINANCE OF THE DEL CITY CODE OF ORDINANCES;**

**DECLARING A PERIOD OF ENFORCEMENT; PROVIDING SEVERABILITY;  
DECLARING AN EMERGENCY; AUTHORIZE TO ENDORSE THE SAME.**

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

## MOTION TO DECLARE AN EMERGENCY

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

## 9. Ordinance Repealing and Replacing Chapter 18 – Signs

Discussion, consideration, possible action to approve, approve with modifications, deny, or require additional information adopting Ordinance 1441 to repeal and replace the Del City Code of Ordinances Chapter 18-Signs; declaring repealer; providing severability; declaring an emergency; authorizing Mayor to endorse the same.

**MOTION: TO TABLE FOR TWO WEEKS UNTIL 5-19-25**

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

## **10. Ordinance Amending Planning and Zoning Ordinance Relating to Bail Bondsman and Bail Services**

Discussion, consideration, possible action to approve, approve with modifications, deny, or require additional information adopting Ordinance 1442 amending Sections A-304.35.1-Bail Bondsman and Bail Services; A-420.1.2-Special Use Permits; and A-426.1.1-Uses Permitted by Right, of Appendix A – Planning and Zoning Ordinance of the Del City Code of Ordinances; declaring a repealer; providing severability; declaring an emergency; authorize Mayor to endorse the same.

**MOTION: TO APPROVE ADOPTING ORDINANCE 1442 AMENDING SECTIONS A-304.35.1- BAILBONDSMAN AND BAIL SERVICES; A-420.1.2- SPECIAL USE PERMITS; AND A-426.1.1- USES PERMITTED BY RIGHT, OF APPENDIX A-PLANNING AND ZONING ORDINANCE OF THE DEL CITY CODE OF ORDINANCES; DECLARING A REPEALER; PROVIDING SEVERABILITY; AND AUTHORIZE MAYOR TO ENDORSE THE SAME.**

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

NAYS: NONE

## MOTION TO DECLARE AN EMERGENCY

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

## 11. Ordinance Adding and Amending Planning and Zoning Ordinance Relating to Definition “Story (Building)” and Site Design Requirements

Discussion, consideration, possible action to approve, approve with modifications, deny, or require additional information adopting Ordinance 1443 adding Section A-113-Definitions, 27.1 “Story (Building)”, amending Section A-122.3(A)-Site Design Requirements, of Appendix A – Planning and Zoning Ordinance of the Del City Code of Ordinances; declaring a repealer; providing severability; declaring an emergency; authorize Mayor to endorse the same

**MOTION: TO APPROVE AS WRITTEN DECLARING A REPEALER; PROVIDING SEVERABILITY AND AUTHORIZE MAYOR TO ENDORSE THE SAME.**

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

## MOTION TO DECLARE AN EMERGENCY

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

## 12. Renewal of Agreement with Axon for Body Cameras

Discussion, consideration, and possible action to approve or deny the renewal of agreement with Axon Enterprises Inc. to provide forty (40) body worn cameras for the Police Department in an amount not to exceed \$59,376.96 and continue the agreement to March 2026; authorize Mayor to endorse necessary documents.

**MOTION: TO APPROVE AS WRITTEN**

- Chief Berger explained how valuable the cameras have been and the differences in licenses.

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

NAYS: NONE

**13. Council Input**

None

**14. Adjournment**

**MOTION: TO ADJOURN @ 7:37 PM.**

MOVED BY: DEAN

SECOND: BROWNE

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

NAYS: NONE

Approved this 19<sup>TH</sup> day of May 2025



MINUTES  
DEL CITY MUNICIPAL SERVICES AUTHORITY  
REGULAR MEETING  
May 5, 2025 – 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 May 2, 2025.)

**1. Call to order:** at 6:50 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 Dean asked if we could get an update on the water plant next meeting.

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

**Departmental Reports: None**

**5. Minutes**

Discussion, consideration, possible action to approve minutes of the regular meeting of DCMSA of April 21, 2025.

**MOTION: TO APPROVE MINUTES OF THE REGULAR MEETING OF DCMSA OF APRIL 21, 2025.**

MOVED BY: TATOM

SECOND: FINCH

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

NAYS: NONE

**6. Memorandum of Understanding – CEC Analytics Ltd.**

Discussion, consideration, possible action to approve or deny entering into a Memorandum of Understanding with CEC Analytics Ltd. for a Wastewater Monitoring Program for substances of potential abuse; authorize Trust Chair to endorse same

**MOTION: TO DENY**

MOVED BY: DEAN

SECOND: EASON

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

NAYS: NONE

**7. Trust Input- None**

**8. Adjournment**

**MOTION TO ADJOURN TO CITY @ 6:53PM.**

MOVED BY: DEAN

SECOND: TATOM

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

NAYS: NONE

Approved this 19<sup>th</sup> day of May 2025.

MINUTES  
DEL CITY ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
May 5, 2025 – 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 May 2, 2025.)

**1. Call to order:** at 6:27 PM by Chairwoman Finch.

**2. Roll Call:**

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

Absent: None

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 thank you to Joshua Schultz for the coffee connection.
- Director of Economic Development Kyle Gandy said the ribbon cutting at Long John Silver's was great and had a line around the building. He is also very excited to announce that Chicken Salad Chick is coming to Del City within the year. The restaurant is going to get to be the one to announce the location. There are also 4 business C.O.'s in process currently.

**5. Minutes**

Discussion, consideration, possible action to approve minutes of the regular meeting of DCEDA of April 7, 2025.

**MOTION: TO APPROVE MINUTES AS WRITTEN.**

MOVED BY: BROWNE

SECOND: DEAN

AYES: BROWNE, TATOM, DEAN, AND CHAIRWOMAN FINCH

NAYS: NONE

**6. Presentation – “Dining in Del City” recipient May 2025**

Presentation from Joshua Shultz with the Del City Chamber of Commerce on the “Dining in Del City” recipient for May 2025; **Munequita Café is located at 4728 SE 29th Street.**

- Joshua Schultz gave a video presentation.
- Mayor Eason and Chairwoman Finch presented certificate.

**RECESS AT 6:36 PM.**

**RECONVENED AT 6:48 PM.**

**7. Trust Input**  
None

**8. Adjournment**

**MOTION: TO ADJOURN TO DCMSA AT 6:50 PM.**

MOVED BY: DEAN

SECOND: EASON

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

NAYS: NONE

Approved this 19<sup>th</sup> day of May 2025.