

MINUTES
CITY COUNCIL OF DEL CITY
REGULAR MEETING
August 4, 2025 – 6:00 P.M.
3701 SE 15th Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on August 1, 2025.)

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

2. **Roll Call:**

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

Absent: Council Member Michael Dean.

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

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

Pledge of Allegiance: Led by Councilman Scott Tatom.

Proclamations / Presentations / Recognitions / Awards

❖ Deep Roots: Relentless Pride winners of Summer 2025

Ward 1

3213 Simmons Dr.
4125 Corbett Dr.
4333 S. Wofford Ave.

Ward 2

3704 Del Rd.
3720 Del Rd.
4225 SE 27 Str.

Ward 3

2516 Del Rd.
4701 SE 24 Str.
4828 SE 25 Str.

Ward 4

1300 Howard Dr.
321 Hisel Rd.
800 Mark Dr.

Businesses:

Ward 1: Cristo Rey Oklahoma City Catholic School - 4200 Leonhardt Dr.

Ward 2: H.W. Automotive – 3210 SE 29 Str.

Ward 3: TownePlace Suites – 5450 Main Str.

Ward 4: Saker Mechanical – 3101 E Reno Ave

- Awards presented by Council Members to their wards along with Mayor Eason and the Beautification Committee Members.

4. Public and Council Input

A. Public:

- Troy Balke 4000 SE 10th There are dead and mutilated cats being found in our community. Presented pictures of some of the cats. There is also video of 3 dogs chasing cats in the area. They usually come out around midnight to 3AM. There was an incident where 3 deceased cats were arranged in a circle. There are also concerns for childrens safety with school going back in session. The owners of these dogs need to be punished. Animal Control Officer has not had a satisfactory response in the interactions he has had with her. The problems are all over the next door app as well as facebook.
- Chief Berger- we are aware and we are working on tracking these dogs down. Call dispatch as soon as you see these dogs and we will get an officer out ASAP on any vicious animal call.
- Stacy Ray 3131 SE 16th – We don't own a cat, there have been 6 that I know of that have been killed. These dogs have done \$8200 worth of damage to our jeep. The police have been called several times on this matter. The animal control officer has no compassion towards cats from the conversations that we've had with her.
- Timothy Merideth 3925 SE 22nd – My cat likes to be out on my patio. These dogs are seeking the cats out. The dogs killed my cat on my patio.
- Jim Hightower 3221 Epperly- Thank you to the Council and Mayor for opening the pool. We need the pool, splash pads and other things for the kids in Del City.

B. Council:

- Councilman Tatom- I am also an animal lover and it bothers me when animals get killed. Sympathizes with the Police Department and we can't always be there at the right time and say the right things but our department really puts an effort in. Yesterday on SE 29th a fight brokek out and the police responded in roughly 30 seconds and it was impressive. The police work hard to serve their citizens.
- Councilwoman Browne reminder everyone that school starts 8-13-25. Slow down and watch for kids walking to and from school.
- Mayor Eason striping is being done in the school zones so that they are more visible. We need to look into a scaled penalty for repeat offenders for tall grass.

MOTION: TO RECESS TO EDA AT 6:40 P.M.

MOVED BY: FINCH

SECOND: BROWNE

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

NAYS: NONE

RECONVENE TO CITY COUNCIL MEETING AT 7:10 P.M.

5. City Manager's Report

- City Manager JD Hock we need to complete the meeting fro special sales tax, Hotel/ Motel, GO Bond changes if any. City Hall Selfie day is August 12, 2025. On behalf of the Fire Department the annual fire and live safety has been completed with the schools.

Departmental Reports:None

6. Consent Docket

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

- A. Minutes of the regular meeting of Council of July 21, 2025.
- B. Blanket Purchase Order – DPM Group for printing and mailing quarterly newsletters for an amount not to exceed \$13,000, upon receipt and validation of invoices; ratify an expense of \$3,148.54 from invoice INV004800 for the printing and mailing of the July Newsletter, to be paid upon creation of this BPO.

MOTION: TO APPROVE A AND B AS WRITTEN

MOVED BY: BROWNE

SECOND: FINCH

AYES: TATOM, BROWNE, FINCH AND MAYOR EASON.

NAYS: NONE

7. Ordinance – Request for a Special Use Permit (SUP) for Home Occupation at 3424 Royalwood Cir.

Discussion, consideration, possible action to approve, approve with modifications, deny, or require additional information adopting Ordinance 1447 for a request for a Special Use Permit for Home Occupation for a property located at 3424 Royalwood Circle, per PC Application PC-SUP 683-25; public hearing before Planning Commission on June 26, 2025; approved by Planning Commission on June 26, 2025; authorize Mayor to endorse the same.

MOTION: TO APPROVE DENY ADOPTING ORDINANCE 1447 FOR A REQUEST FOR A SPECIAL USE PERMIT FOR HOME OCCUPATION OFR A PROPERTY LOCATED AT 3424 ROYALWOOD CIRCLE, PER PC APPLICATION PC-SUP 683-25; PUBLIC HEARING BEFORE PLANING COMMISSION ON JUNE 26, 2025; APPROVED BY PLANNING COMMISSION ON JUNE 26, 2025; AUTHORIZE MAYOR TO ENDORSE THE SAME.

MOVED BY: TATOM

SECOND: BROWNE

AYES: TATOM, BROWNE, AND MAYOR EASON.

NAYS: FINCH

8. Surplus Items

Discussion, consideration, possible action to approve or deny declaring items listed in Exhibit A as surplus to the City's needs; authorize Council to declare surplus and determination of final disposition as approved by the City Manager.

MOTION: TO APPROVE DECLARING ITEMS LISTED IN EXHIBIT A AS SURPLUS TO THE CITY'S NEEDS; AUTHORIZE COUNCIL TO DECLARE SURPLUS AND DETERMINATION OF FINAL DISPOSTION AS APPROVED BY THE CITY MANAGER.

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

9. Purchase – Multi-Point Access Control System – City Hall

Discussion, consideration, possible action to approve or deny the purchase of a multi-point access control system for City Hall with Peripheral Systems, Inc. (PSI) not to exceed \$10,752.00 to include one gateway device and one MDC6 Multi-Door Controller (6 doors); authorize Mayor or City Manager to endorse any required documents.

MOTION: TO APPROVE PURCHASE OF A MULTI-POINT ACCESS CONTROL SYSTEM FOR CITY HALL WITH PERIPHERAL SYSTEMS, INC.; AUTHORIZE MAYOR TO ENDORSE ANY REQUIRED DOCUMENTS.

- Mayor Eason asked if this was a state contract or if multiple bids were collected for it. Assistant City Manager Killie Wilbanks said there was multiple bids for it.

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

10. Purchase – Multi-Point Access Control System – Public Works

Discussion, consideration, possible action to approve or deny the purchase of a multi-point access control system for Public Works with Peripheral Systems, Inc. (PSI) not to exceed \$23,000.00 to include a new commercial side gate system and new door entry system.

MOTION: TO APPROVE AS WRITTEN.

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

11. Purchase – Privacy Fence – City Hall

Discussion, consideration, possible action to approve or deny utilizing Patriot General Contracting LLC for demolition of 325 ft. of existing fence running east/west and installation of 325 ft. of new privacy fence with steel posts in concrete at City Hall in an amount not to exceed \$11,800.00.

- Councilman Tatom asked what materials the fence is? Asst. City Manager Wilbanks said that it will be wood.
- Councilwoman Browne asked how tall the fence will be and can we tear it down ourselves to save on some of the cost?

MOTION: TO APPROVE AS WRITTEN.

MOVED BY: FINCH

SECOND: TATOM

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

NAYS: NONE

12. 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 \$15,646.26 to property owners for cleanup of previously abated properties, in accordance with Del City Code Sections 13-106 through 13-114.

- (1) Location: 540 HISEL
Owner: POSEY CHRISTINE
- | | |
|---|-----------------|
| Contractor Fee | \$450.00 |
| Administrative Expenses | \$353.54 |
| Mailings, photos, processing, copying, etc..... | \$ 16.00 |
| Total Expenses | \$819.54 |
- (2) Location: 4629 SE 23RD ST
Owner: DAVIS MICHAEL P ST LOUIS BRITTANY A
- | | |
|---|-----------------|
| Contractor Fee | \$250.00 |
| Administrative Expenses | \$353.54 |
| Mailings, photos, processing, copying, etc..... | \$16.00 |
| Total Expenses | \$619.54 |
- (3) Location: 844 FONTANA
Owner: POWERS INVESTMENTS LLC
- | | |
|---|-----------------|
| Contractor Fee | \$40.00 |
| Administrative Expenses | \$353.54 |
| Mailings, photos, processing, copying, etc..... | \$16.00 |
| Total Expenses | \$409.54 |

- (4) Location: 3945 FAIRVIEW DR
Owner: SMITH BILLY W & BEVERLY J
Contractor Fee\$55.00
Administrative Expenses\$353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses\$424.54
- (5) Location: 1712 LARIET LN
Owner: WARRIOR HOLDINGS LLC
Contractor Fee\$60.00
Administrative Expenses\$353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses\$429.54
- (6) Location: 4624 SE 24TH ST
Owner: MID EQUITY INC
Contractor Fee\$ 90.00
Administrative Expenses\$353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses\$459.54
- (7) Location: 3705 SE 24TH ST
Owner: MENDOZA JESSICA MENDOZA JOSE
Contractor Fee\$1,700.00
Administrative Expenses\$353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses\$2,069.54
- (8) Location: 4005 SE 24TH ST
Owner: RIPPETOE LINDA DAIL
Contractor Fee\$150.00
Administrative Expenses\$353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses\$519.54
- (9) Location: 4100 SE 24TH ST
Owner: CCB CAPITAL LLC
Contractor Fee\$250.00
Administrative Expenses\$353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses\$619.54
- (10) Location: 4121 SE 25TH ST
Owner: BURD SHARON D

Contractor Fee	\$30.00
Administrative Expenses	\$353.54
Mailings, photos, processing, copying, etc.....	\$16.00
Total Expenses	\$399.54

- (11) Location: 4128 SE 25TH ST
Owner: SMITH CALEB

Contractor Fee	\$35.00
Administrative Expenses	\$353.54
Mailings, photos, processing, copying, etc.....	\$16.00
Total Expenses	\$404.54

- (12) Location: 3901 DEL RD
Owner: HEARN PATRICK H & CHARLOTTE F TRS

Contractor Fee	\$150.00
Administrative Expenses	\$353.54
Mailings, photos, processing, copying, etc.....	\$16.00
Total Expenses	\$519.54

- (13) Location: 4105 SE 10TH ST
Owner: LANE DANIEL M C/O CAROLYN LANE

Contractor Fee	\$700.00
Administrative Expenses	\$353.54
Mailings, photos, processing, copying, etc.....	\$16.00
Total Expenses	\$1,069.54

- (14) Location: 3217 BEECHWOOD DR
Owner: HIGGINS BRIARRA BREE

Contractor Fee	\$325.00
Administrative Expenses	\$353.54
Mailings, photos, processing, copying, etc.....	\$16.00
Total Expenses	\$694.54

- (15) Location: 1725 ELM DR
Owner: POLLARD SALLY ANN

Contractor Fee	\$950.00
Administrative Expenses	\$353.54
Mailings, photos, processing, copying, etc.....	\$16.00
Total Expenses	\$1,319.54

- (16) Location: 2328 MANSFIELD
Owner: NCG ENTERPRISES LLC

Contractor Fee	\$525.00
Administrative Expenses	\$353.54

Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses\$894.54

(17) Location: 3628 SE 15TH ST
Owner: HUDGINS JOHNNY ROBERT
Contractor Fee\$390.00
Administrative Expenses\$353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses\$759.54

(18) Location: CHOE'S PROPERTY, UNPLTD PT SEC 17 11N 2W,
PT NW/4 SEC 17 11N 2W
Owner: CHOE WU JUNG
Contractor Fee\$675.00
Administrative Expenses\$353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses\$1,044.54

(19) Location: 3921 PEARLWAY
Owner: MORALES EDGAR RIVERA BLANCA M
Contractor Fee\$1,800.00
Administrative Expenses\$353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses\$2,169.54

MOTION: TO APPROVE AND RATIFY AS READ BY MAYOR EASON.

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

- Mayor Eason feels like repeat offenders on the abatement lists should have steeper penalties within the law.
- Councilwoman Browne said that All Star Lawn Care is doing a really great job with the abatements.
- Councilman Tatom the amounts and costs of abatements are high and hopefully we will one day not have to do this.
- 3617 SE 15th asked about where a murder occurred and Assistant City Manager Kellie Wilbanks explained there is still a process that has to take place but it is in the process.

13. Agreement Renewal with LeadsOnline

Discussion, consideration, and possible action to approve or deny the renewal of agreement with LeadsOnline Powerplus Investigations system subscription. This subscription service provides

valuable investigative tools to aid the Police Department in investigations. This agreement will start August 1, 2025 and end June 30, 2026 for a total of \$4,235.00. Authorize Mayor and/or City Manager to endorse same.

MOTION: TO APPROVE AS WRITTEN AND AUTHORIZE MAYOR AND/ OR CITY MANAGER TO ENDORSE THE SAME.

MOVED BY: FINCH

SECOND: TATOM

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

NAYS: NONE

14. Resolution – Workers’ Compensation Claim

Discussion, consideration, and possible action to approve or deny Resolution No. 08-04-2025, authorizing compromise settlement by Joint Petition Settlement of Workers’ Compensation Commission, Comm. No. CM3-2024-02146J, BRADY SKILLINGS v. City of Del City; authoring entry of judgment of the compromise settlement by Joint Petition Settlement, and orders the Workers’ Compensation Commission to judgment, as authorized by Oklahoma Statutes, Title 85A, Section 79, Title 62, Section 365.1 et seq., and Article 10, Section 28 of the Oklahoma Constitution, authorize Mayor to endorse same; authorize/deny issuance of checks in the total amounts and from accounts set forth in Resolution; authorize/deny City Attorney or outside counsel to deliver payment to claimant or claimant’s attorney upon receipt of appropriate releases and completion of compromise settlement by Joint Petition Settlement proceedings.

MOTION: TO APPROVE RESOLUTION NO. 08-04-2025, AUTHORIZING COMPROMISE SETTLEMENT BY JOINT PETITION SETTLEMENT OF WORKERS’ COMPENSATION COMMISSION, COMM. MO CM3-2024-02146J, BRADY SKILLINGS V CITY OF DEL CITY; AUTHORIZING ENTRY OF JUDGEMENT OF THE COMPROMISE SETTLEMENT BY JOINT PETITION SETTLEMENT, AND ORDERS THE WORKERS’ COMPENSATION COMMISSION TO JUDGEMENT, AS AUTHORIZED BY OKLAHOMA STATUTES, TITLE 85A, SECTION 79, TITLE 62, SECTION 365.1 ET SEQ., AND ARTICLE 10, SECTION 28 OF OKLAHOMA CONSTITUTION, AUTHORIZE MAYOR TO ENDORSE SAME; AUTHORIZE ISSUANCE OF CHECKS IN THE TOTAL AMOUNTS AND FROM ACCOUNTS SET FORTH IN RESOLUTION; AUTHORIZE CITY ATTORNEY OR OUTSIDE COUNSEL TO DELIVER PAYMENT TO CLAIMANT OR CLAIMANT’S ATTORNEY UPON RECEIPT OF APPROPRIATE RELEASES AND COMPLETION OF COMPROMISE SETTLEMENT BY JOINT PETITION SETTLEMENT PROCEEDINGS.

MOVED BY: FINCH

SECOND: BROWNE

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

NAYS: NONE

15. Executive Session

MOTION: TO RECESS TO EXECUTIVE SESSION AT 7:34 P.M.

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

16. Action from Executive Session

MOTION: TO PROCEED AS DISCUSSED AND AUTHORIZE THE MAYOR TO EXECUTE ANY DOCUMENTS NECESSARY RELATED TO THE PENDING INVESTIGATIONS, CLAIMS AND ACTIONS, INCLUDING BUT NOT LIMITED TO A SEPERATION AGREEMENT WITH M. FREELAND.

17. Council Input- City Manager JD Hock sent all a message and please review.

18. Adjournment

MOTION: TO ADJOURN AT 8:17 PM.

SECOND: FINCH

NAYS: NONE.

Approved this 18th day of August 2025

MINUTES
DEL CITY MUNICIPAL SERVICES AUTHORITY
REGULAR MEETING
August 4, 2025 – 6:00 P.M.
3701 SE 15th Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on August 1, 2025.)

1. Call to order: at 7:02 PM. by Chairman Floyd Eason.

2. Roll Call:

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

Absent: Trustee Michael Dean.

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

3. Public and Trustee Input:

- Public: None
- Trustees:

Councilwoman Browne– really enjoyed the flyer from Public Works it had a lot of really good information.

4. Manager's Report:

City Manager JD Hock gives shoutout to Councilman Dean for his work with the attorneys on the COMCD items ready. Open positions available are the Equipment Operator I, Sanitation Driver, and a Master Fleet Technician.

5. Minutes

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

MOTION: TO APPROVE MINUTES AS WRITTEN.

MOVED BY: FINCH

SECOND: TATOM

AYES: TATOM, BROWNE, FINCH AND CHAIRMAN EASON.

NAYS: NONE

6. Invoice – 2024/2025 Renewal of Annual Non-Industrial Discharge Permit – DEQ

Discussion, consideration, possible action to approve or deny authorization of payment of invoice to DEQ for required Annual Non-Industrial Discharge Permit (Permit # NPDES-OK0026085), permit period 07/01/2024-06/30/2025 in the amount of \$10,634.66.

MOTION: TO APPROVE AS WRITTEN.

MOVED BY: FINCH

SECOND: TATOM

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

NAYS: NONE

7. Emergency Sewerline Repair – 4753 SE 25 Street to 4757 SE 26 Street

Discussion, consideration, possible action to approve or deny the purchase of 355 ft. replacement sewerline from 4753 SE 25 Street to 4757 SE 26 Street in an amount not to exceed \$55,000.00; authorize Trust Chair / Trust Manager to endorse any necessary documentation.

MOTION: TO APPROVE THE PURCHASE OF 355 FT. REPLACEMENT SEWERLINE FROM 4753 SE 25TH STREET TO 4754 SE 26TH STREET IN AN AMOUNT NOT TO EXCEED \$55,000.00; AUTHORIZE TRUST CHAIR/ TRUST MANAGER TO ENDORSE ANY NECESSARY DOCUMENTATION.

MOVED BY: TATOM

SECOND: BROWNE

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

NAYS: NONE

8. Replacement of Carbon Filter Media at the Water Treatment Plant

Discussion, consideration, and possible action to approve or deny the purchase of carbon filter media from Cabot Norit Americas Inc. for an amount not to exceed \$110,175.00. The material is to replace a portion of the filter media at the Del City Water Plant to reduce taste and odor problems, & THM removal rates.

MOTION: TO APPROVE AS WRITTEN.

MOVED BY: BROWNE

SECOND: FINCH

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

NAYS: NONE

9. Trust Input- None

10. Adjournement

MOTION TO ADJOURN TO City Council AT 7:09 P.M.

MOVED BY: BROWNE

SECOND: TATOM

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

NAYS: NONE

Approved this 18TH day of August 2025.

MINUTES
DEL CITY ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
August 4, 2025 – 6:00 P.M.
3701 SE 15th Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on August 1, 2025.)

1. Call to order: at 6:41 PM. by Chairwoman Pam Finch.

2. Roll Call:

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

Absent: Trustee Michael Dean.

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. Manager's Report

- City Manager JD Hock reminder that Commissioner Lowes roadshow has been cancelled until further notice. The Coffee Connection will be this coming Thursday from 8-9 A.M. at FNB Bank, excited to celebrate their 35th year being here in Del City. Also this Saturday will be Donuts with the Principal. We have 2 grants that we are currently working on and are under review. So please keep an eye for any requests that go with those.

5. Minutes

Discussion, consideration, and possible action to approve minutes of the regular meeting of DCEDA of July 21, 2025.

MOTION: TO APPROVE MINUTES AS WRITTEN.

MOVED BY: EASON

SECOND: TATOM

AYES: TATOM, BROWNE, EASON AND CHAIRWOMAN FINCH.

NAYS: NONE

6. Presentation – “Dining in Del City” Recipient – August 2025

Presentation from Joshua Shultz, Executive Director of the Del City Chamber of Commerce, on the “Dining in Del City” recipient for August 2025: Scoop House and Bakery, located at 5301 Main Street, Suite 114, Del City, Oklahoma.

- Joshua Schultz gave presentation for Scoop House Bakery.

RECESS @ 6:50 P.M.

RECONVENE @ 7:00 P.M.

7. Trust Input- None

8. Adjournment

MOTION TO ADJOURN AT 7:01 P.M. TO DCMSA.

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

Approved this 18TH day of August 2025.