

MINUTES
CITY COUNCIL OF DEL CITY
REGULAR MEETING
November 3, 2025 – 6:00 P.M.
3701 SE 15th Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on October 31, 2025.)

1. **Call to Order:** at 6:03 PM by **Mayor Floyd Eason.**

2. **Roll Call:**

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

Absent: None.

City Employees: City Manager JD Hock, Assistant City Manager Kellie Wilbanks, and City Attorney William Mueller.

3. **Invocation:** Given by Councilman Michael Dean.

Pledge of Allegiance: Led by Walter Jacques

4. **Public and Council Input**

A. Public:

- Larry Harding 4013 SE 10th St. Carter Park Church, is selling the building to Marcus McWinn and is looking for temporary connection for clean up. Mr. Harding has ran his church since the 1950's.
- Ralph Emerson 3636 SE 15th has questions about the water bill. Was told that rates haven't increased but his water bill has increased. Phone number was requested to give a call back so that it can be looked at. Mayor Eason offered for Interim Public Works Director Brittany Parrott to go to the utilities office and for anyone with a question on their utility bills to get one on one help from her for understanding on any question they have.
- Michael Streetman 3924 E Reno asking about the new sanitation trucks. Asst. City Manager Kellie Wilbanks said that legal has made contact with the company about when we will receive the trucks.
- Ron McCall 3403 S. Wofford spoke about all the cool things going on at the community center and how everyone should take advantage of these things.
- Trish Wright 311 S. Sunnyslane Rd.- business owner had a water bill question on how if she's always been billed for the same dates, she wants to know how things got behind when the last 8 years haven't been behind.

- Taqua Wright – Explosure Foundations we are asking for support and a building for space and a van for transportation. They help with homework and even feed the children.
- B. Council:
- Councilman Browne- ACOG meeting was great there are new grants available. The hometown grant with Tmobile 12/3125, also a built environment grant w/ TSET and a healthy initiative grant with TSET as well.
 - Councilman Dean the AT&T fiber install still has material on the west side of Sunnyslane near Sonic that needs to be cleaned up. Asking Code to take note of where these things are so that we can reach out to AT&T and ask them to get it taken care of.
 - Mayor Eason several items in City that need to be addressed. Each councilperson is concerned about their ward and are being asked lots of questions. Councilman Dean has offered to take over Code enforcement, procedures, policies, what's correct and what's not, cause accountability in code. Councilman Finch will help with entrances to the City. Including parks and signs on interstate to make our city presentable. Councilman Tatom will look into the application process for permits. All in an attempt to improve service for our citizens. Councilman Browne will tackle her item when we get to her agenda item. In 30 days, we will have items on the agenda including a discussion and results from discussion to get all areas streamlined and modernized to work better for the community.

MOTION TO ADJOURN AT 6:37 P.M. TO DCEDA

MOVED BY: DEAN

SECOND: BROWNE

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

NAYS: NONE

5. City Manager's Report

- City Manager JD Hock- 10/23 the Shop with a cop fundraiser Mr. McCall said made over \$2400. On 10/28 is the Del Quest Meet and Greet. 11/4 is the Town Hall from 5-6 PM and the Chili Cook Off is 6-7 with the Police Department and the Fire Department. On 11/11 at 11 A.M. the Veterans Day Ceremony at the Community Center and there will be GO Bond information coming soon.
- Assistant City Manager Kellie Wilbanks the Vickie bridge will be worked on soon by ODOT.

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 October 20, 2025.

MOTION: TO APPROVE RESIGNATION OF FRANCISCO ARREDONDO FOR THE DEL CITY URBAN RENEWAL AUTHORITY AND DECLARE POSITION VACANT.

MOVED BY: DEAN

SECOND: BROWNE

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

NAYS: NONE

ABSTAIN: TATOM

- Mayor Eason said thank you to Francisco for serving on this for us.

10. Resignation and Appointment – Del City Housing Authority

Discussion, consideration, and possible action to approve or deny the resignation of Kellie Wilbanks from the Del City Housing Authority and appointing J.D. Hock to fill the vacant position.

MOTION: TO APPROVE THE RESIGNATION OF KELLIE WILBANKS FROM THE DEL CITY HOUSING AUTHORITY AND APPOINTING JD HOCK TO FILL THE VACANT POSITION.

MOVED BY: FINCH

SECOND: TATOM

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

NAYS: NONE

- City Manager Hock told Assistant City Manager Wilbanks thank you for holding this position the past two years.

11. Approval of Property Room Bank Account Authorized Signatures

Discussion, consideration, possible action to approve or deny Resolution 11-03-2025 B revoking and designating signers on FNB Community Bank. Authorize Mayor to endorse resolution and documents required by financial institution.

MOTION: TO APPROVE RESOLUTION 11-03-2025 B REVOKING AND DESIGNATING SIGNERS ON FNB COMMUNITY BANK. AUTHORIZE MAYOR TO ENDORSE RESOLUTION AND DOCUMENTS REQUIRED BY FINANCIAL INSTITUTION.

MOVED BY: TATOM

SECOND: FINCH

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

NAYS: NONE

12. Abatements

Discussion, consideration, possible action to approve and ratify or deny and remove the assessment costs in the total amount of \$11,878.56 to property owners for cleanup of

previously abated properties, in accordance with Del City Code Sections 13-106 through 13-114. Requested by Jarrid Dupuis, Code Enforcement Officer III

- (1) Location: 4524 SE 25TH ST
Owner: SOONER HOLDINGS LLC
Contractor Fee\$90.00
Administrative Expenses\$ 353.54
Mailings, photos, processing, copying, etc.....\$ 16.00
Total Expenses.....\$459.54

- (2) Location: 4525 SE 28TH ST
Owner: EQUITY TRUST COMPANY CUSTODIAN
Contractor Fee\$375.00
Administrative Expenses\$ 353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$744.54

- (3) Location: 4612 SE 21ST ST
Owner: ALEXANDER RONALD
Contractor Fee\$325.00
Administrative Expenses\$ 353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$694.54

- (4) Location: 1475 S SUNNYLANE
Owner: KCD TOWERS LLC
Contractor Fee\$90.00
Administrative Expenses\$ 353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$459.54

- (5) Location: 3725 SE 29TH ST
Owner: CHERRY CREEK LIVING LLC
Contractor Fee\$1,290.00
Administrative Expenses\$ 353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$1,659.54

- (6) Location: 4401 SE 39TH ST
Owner: PELFREY ROSEMARIE TRS
Contractor Fee\$925.00
Administrative Expenses\$ 353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$1,294.54

- (7) Location: 2221 CANDY LN
Owner: ALESHIRE DAVID
Contractor Fee\$85.00
Administrative Expenses\$ 353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$454.54
- (8) Location: 3813 SE 27TH ST
Owner: TMP HOMES LLC
Contractor Fee\$350.00
Administrative Expenses\$ 353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$719.54
- (9) Location: 3217 CHEEK PL
Owner: RUSHING DEBRA SUE
Contractor Fee\$350.00
Administrative Expenses\$ 353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$719.54
- (10) Location: 3005 KAEYLEE LN
Owner: MOORE KEMP J
Contractor Fee\$350.00
Administrative Expenses\$ 353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$719.54
- (11) Location: 3705 SE 24TH ST
Owner: MENDOZA JESSICA
Contractor Fee\$275.00
Administrative Expenses\$ 353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$644.54
- (12) Location: 4000 CHETWOOD DR
Owner: LEVAN JOHN D
Contractor Fee\$375.00
Administrative Expenses\$ 353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$744.54
- (13) Location: LOT 6&7 PORTER LOTS

There's a disparity between Council, City Hall and the Public at large. Need to communicate a lot better with just the facts.

- Councilman Dean it would be nice for utility information be cleared up. That currently is the billing catch up and not the rate increase. The increase will take place later. Get the facts out there.
- Councilman Tatom absolutely crucial that the facts be put out there.
- Councilman Browne met with Mayor and City Attorney and she is willing to be the person that puts the facts out to the public to keep them informed on social media.
- Councilman Dean would be nice to have a FAQ's page online to help with finding information.
- Director of Economic Development Kyle Gandy directed how to get to the FAQ's page that is currently on the City website. There have been posts and facebook lives attempting to communicate information to households. Also hand delivered printouts explaining information. Feels like we are all on the same page as trying to make sure we are communicating well. There needs to be an expectation set when you deal with something as inflammatory as raising rates that it is going to upset people no matter how well you communicate the information. Part of the fix is everyone helping to minimize the negative conversations and actually intentionally being a better neighbor and person for the community.
- Councilman Dean would like a daily topic or question of the day to get information out.
- Mayor Eason is wanting someone available to respond to questions being asked on social media.
- City Manager Hock social media is not how you should be communicating with your government. There are emails, phone numbers, and visiting in person that are the preferred ways to communicate.
- Mayor Eason said that he's called City Hall many times and not gotten ahold of anyone and so calling the numbers isn't working. We need to be available to people.
- Interim Public Works Director Brittany Parrott being on social media responding constantly was done at expense of her children and mental health. People constantly tag her and message on social media looking for information and where does it stop? There isn't a one size fits all to utility questions. Different rates and cycles apply to different people. If responses aren't immediate then people are frustrated they don't get answers. Minimum people have actually reached out personally for answers. They do complain on social media though. There is only 3 ladies in utility billing and approx 23,000 customers so they will always be outnumbered. Encourages anyone that wants answers to contact directly so that their account can be looked at.
- Mayor Eason wants basic generic facts being put out. Not responding to each individual person or question.
- Councilman Browne asked how helping the utility questions earlier in the meeting went and Director Parrott said both had a complete understanding of the questions they asked by the time that they left.
- Councilman Tatom despises social media. Important that the City speaks with one single cohesive voice to respond to questions and then just let it be that answer.
- Councilman Dean still doesn't understand how billing has gotten behind and would like that information to be put out there.

- Lonnie Austin 923 Hisel Rd. likes the idea of having one central place for people to communicate through.
- Jim Hightower 3221 Epperly information being put out needs to be timely. There was no information out before the bills hit that they were going to be different. There's always going to be the people that want to be mad. Would like to see council members at the neighborhood watch meetings. Not everyone uses facebook or the internet to communicate. Can you send out text messages to communicate?
- Charlie Barton 1212 Hisel Rd. Del City is an older community and wonders how many people are actually computer literate and know that they can go to the website for the information. Everyone is concerned about the national crisis and government shutdown and how everyone is worried about that.
- Joshua Schultz 4321 Spiva Dr. we are collecting donations for food here at City Hall and at the Chamber to help with people and were attacked on facebook how they don't care about the people in the community. Some people on facebook were calling city leaders grotesque things and these private facebook groups are becoming a problem. Many of the people don't even live here and just want to talk trash on the city.
- Councilman Tatom spoke about no matter what you do you are going to be attacked. Avoids facebook at all cost. Mayor Eason said the best way to get information out to people is facebook because that's where the people are.
- Councilman Finch asked if we could do a Did You Know campaign to put information out there and City Manager Hock says we currently have that campaign going. Where weekly information is being published.
- Jacque Mooney 4833 Del View Dr. Learning about the budget shortfall and then the water rates being raised are being linked even if they aren't connected and it does look bad. People aren't understanding it all.

MOTION: TO ADJOURN TO DCMSA AT 8:13 P.M.

MOVED BY: DEAN

SECOND: TATOM

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

NAYS: NONE

Approved this 17th day of November 2025.