

City Hall
3701 SE 15th Street
Del City, Oklahoma 73115



(405) 677-5741
www.cityofdelcity.org
email: info@cityofdelcity.org

The City of Del City

Greg Childers, Mayor
Michael Dean, Council Member..... Ward 1
Pam Finch, Council Member & Vice-Mayor Ward 2
Claudia Browne, Council Member Ward 3
Scott Tatom, Council Member..... Ward 4
(Contact info at: www.cityofdelcity.org)

J.D. Hock, City Manager
Joseph Carroll, City Clerk
Mueller, Wheeler & Associates, PLLC, City Attorney

Public Notice of Meeting

Regular Meeting City Council

City Hall – Council Chambers
3701 SE 15th Street
Del City, Oklahoma

September 21, 2026 at 6:00 p.m.

The City of Del City encourages participation from all citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours before the scheduled meeting is encouraged to make the necessary accommodations.

Posted for public view at **5:00 p.m. on September 18, 2026.**

Signed: [s/Joseph Carroll, City Clerk](#)
City Clerk / Deputy City Clerk

Agenda

1. Call to Order

2. Roll Call

3. Invocation

Pledge of Allegiance

4. Public and Council Input

A. Public

Public Comments Guidelines: The City Council encourages public participation as part of its commitment to open and transparent government. A total of thirty (30) minutes shall be allotted for individuals wishing to address matters not included on the agenda. Each speaker shall be limited to five (5) minutes.

The public comment period is intended to provide an opportunity for citizens to be heard; it is not a forum for dialogue, discussion, or debate. The Council and presiding officer shall refrain from engaging in exchanges with speakers.

All comments shall be respectful, directed to the Council as a body, and shall not include personal attacks, character accusations, or references to individual City personnel.

B. Council

**5. City Manager's Report
Departmental Reports**

6. Consent Docket

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

(This item is placed on the agenda so the Council, by unanimous consent, may designate those routine agenda items they wish to approve or acknowledge by

one motion. If any proposed item does not meet with the approval of all Council members, the item will be heard in regular order.)

A. Minutes of the regular meeting of Council of September 8, 2026.
Requested by City Clerk Joseph Carroll

B. Blanket Purchase Orders as follows:

1. Van Eaton Concrete, driveway and garage repair Fire Station 2,
account 01-514-235, not to exceed \$20,000.00.

Requested by Public Works Deputy Director Mike Hatfield

C. Assess abatement costs to property owners in the total amount of
\$8,539.48 for cleanup of previously abated properties, in accordance with
Del City Code Sections 13-106 through 13-114. Requested by Jarriid
Dupuis, Code Enforcement Officer III

(1) Location: 4001 SE 15TH ST

Owner: GHOREYAN AKBAR

Contractor Fee\$350.00

Administrative Expenses.....\$ 353.54

Mailings, photos, processing, copying, etc.\$ 16.00

Total Expenses\$719.54

(2) Location: 4700 SE 15TH ST

Owner: 4700 SE 15TH STREET HOLDINGS LLC

Contractor Fee\$200.00

Administrative Expenses.....\$ 353.54

Mailings, photos, processing, copying, etc.\$16.00

Total Expenses\$569.54

(3) Location: 4513 SE 25TH ST

Owner: MORALES EDGAR

Contractor Fee\$220.00

Administrative Expenses.....\$ 353.54

Mailings, photos, processing, copying, etc.\$16.00

Total Expenses\$589.54

(4) Location: 3304 EASTWOOD CIR

Owner: TH PROPERTY OWNER I LLC

- | | |
|--|-----------|
| Contractor Fee | \$240.00 |
| Administrative Expenses..... | \$ 353.54 |
| Mailings, photos, processing, copying, etc. | \$16.00 |
| Total Expenses | \$609.54 |
- (5) Location: 4729 MEENCH
Owner: HOFFMAN ARTHUR E & JUDITH TRS
- | | |
|--|-----------|
| Contractor Fee | \$80.00 |
| Administrative Expenses..... | \$ 353.54 |
| Mailings, photos, processing, copying, etc. | \$16.00 |
| Total Expenses | \$449.54 |
- (6) Location: 4405 SE 37TH ST
Owner: HEARD DELBERT & MINNIE J
- | | |
|--|-----------|
| Contractor Fee | \$450.00 |
| Administrative Expenses..... | \$ 353.54 |
| Mailings, photos, processing, copying, etc. | \$16.00 |
| Total Expenses | \$819.54 |
- (7) Location: LASSITER VACANT LOT
Owner: CHERRY CREEK LIVING LLC
- | | |
|--|-----------|
| Contractor Fee | \$600.00 |
| Administrative Expenses..... | \$ 353.54 |
| Mailings, photos, processing, copying, etc. | \$16.00 |
| Total Expenses | \$969.54 |
- (8) Location: 3725 SE 29TH ST
Owner: CHERRY CREEK LIVING LLC
- | | |
|--|-----------|
| Contractor Fee | \$425.00 |
| Administrative Expenses..... | \$ 353.54 |
| Mailings, photos, processing, copying, etc. | \$16.00 |
| Total Expenses | \$794.54 |
- (9) Location: 1475 S. SUNNYLANE
Owner: KCD TOWERS LLC
- | | |
|--|-----------|
| Contractor Fee | \$60.00 |
| Administrative Expenses..... | \$ 353.54 |
| Mailings, photos, processing, copying, etc. | \$16.00 |
| Total Expenses | \$429.54 |

- (10) Location: 3945 E FAIRVIEW
 Owner: SMITH BILLY W & BEVERLY J
 Contractor Fee\$400.00
 Administrative Expenses.....\$ 353.54
 Mailings, photos, processing, copying, etc.\$16.00
 Total Expenses\$769.54
- (11) Location: 4812 DEL CREST
 Owner: BRUNER JOSHUA K
 Contractor Fee\$60.00
 Administrative Expenses.....\$ 353.54
 Mailings, photos, processing, copying, etc.\$16.00
 Total Expenses\$429.54
- (12) Location: 3908 SE 10TH
 Owner: RICHARD SAMUEL C III & HOLLIE K
 Contractor Fee\$200.00
 Administrative Expenses.....\$ 353.54
 Mailings, photos, processing, copying, etc.\$16.00
 Total Expenses\$569.54
- (13) Location: 4601 SE 20TH
 Owner: OMEGA INVESTMENTS LLC
 Contractor Fee\$175.00
 Administrative Expenses.....\$ 353.54
 Mailings, photos, processing, copying, etc.\$16.00
 Total Expenses\$544.54
- (14) Location: 4805 SE 25TH TER
 Owner: SMITH KOCHIEE A
 Contractor Fee\$60.00
 Administrative Expenses.....\$ 353.54
 Mailings, photos, processing, copying, etc.\$16.00
 Total Expenses\$429.54

7. Special Use Permit (SUP)- Religious use within the Single Family Detached Residential District (R-1-D); for a property located at 3930 SE 27th Street

Discussion, consideration, possible action to approve, approve with modifications, deny, or require additional information for a request for a Special Use Permit (SUP) for Religious Use within the Single Family Detached Residential District (R-1-D), per PC Application PC-SUP 460-26; public hearing before Planning Commission on August 27, 2026; approved by Planning Commission on August 27, 2026; authorize Mayor to endorse the same. Requested by City Planner Andrew Meyers

8. Contract – Janitorial Services

Discussion, consideration, and possible action to approve, approve with modifications or deny entering a contract with ESMA Janitorial Services for janitorial services for City Hall, the Police Department, the Courthouse and Public Works. The contract would run from October 1, 2026 to June 30, 2027 in an amount not to exceed \$43,624.00; authorize Mayor, Trust Chair and City / Trust Manager to endorse the same. Requested by City Manager J.D. Hock

9. Pilot Payment from Del City Housing Authority

Discussion, consideration, possible action to accept PILOT payment from Del City Housing Authority in the amount of \$23,200.00. This payment is in lieu of property taxes for the year 2025. One-half of this payment will be sent to Mid-Del Independent School District. Requested by City Clerk Joseph Carroll

10. Pilot Payment to Mid-Del Schools

Discussion, consideration, possible action to approve PILOT payment to Mid-Del Independent School District in the amount of \$11,600.00. This payment is one-half of the payment in lieu of property taxes from Del City Housing Authority for the year 2025. Requested by City Clerk Joseph Carroll

11. Expense – Concrete for Fire Station 2

Discussion, consideration, and possible action to approve or deny ratifying the expenditures for repairs to the driveway at Del City Fire Station 2 in the amount of \$21,185.41; authorize Mayor and/or City Manager to endorse any necessary documentation. Requested by City Clerk Joseph Carroll

12. Expense – Emergency Repair to Traffic Signal at Reno and Sunnyslane

Discussion, consideration, and possible action to approve or deny ratifying the expenditures for repairs to the emergency repairs on the traffic signal at Reno and Sunnyslane in the amount not to exceed \$26,524.00; authorize Mayor and/or City Manager to endorse any necessary documentation. Requested by City Clerk Joseph Carroll

13. Ordinance – amending Sections 2-1. Council meetings - Place. and 2-2. Council meetings -Time of regular meetings.

Discussion, consideration, and possible action to approve or deny Ordinance _____ amending Chapter 2, Administration, Article I, In General, Section 2-1, Council meetings - Place; and Section 2-2, Council meetings - Time of regular meetings; clarifying meeting location requirements; clarifying regular meeting dates when a meeting falls on a holiday; requiring compliance with the Oklahoma Open Meeting Act; providing for repealer; providing for severability; providing for codification; and providing an effective date; authorize Mayor to endorse the same. Requested by City Attorney William W. Wheeler, Jr.

14. Ordinance – amending Sections 2-4. Purchases and cash disbursements. and 2-4.1. Preferences for certain purchases and services.

Discussion, consideration, and possible action to approve or deny Ordinance _____ amending Chapter 2, Administration, Article I, In General, Section 2-4, Purchases and cash disbursements; and Section 2-4.1, Preferences for certain purchases and services; clarifying purchasing procedures; correcting internal references; modernizing payment methods; clarifying local preference limitations; providing for repealer; providing for severability; providing for codification; and providing an effective date; authorize Mayor to endorse the same. Requested by City Attorney William W. Wheeler, Jr.

15. Discussion – Del City Investment Policy

Discussion only establishing a Del City Investment Policy to provide guidelines for the City's investment program and defines responsibilities for stewardship and oversight of City investments; no action will be taken Requested by City Clerk Joseph Carroll

16. Council Input

17. Adjournment

City Hall
3701 SE 15th Street
Del City, Oklahoma 73115



(405) 677-5741
www.cityofdelcity.org
email: info@cityofdelcity.org

The City of Del City

Michael Dean, Chair
Greg Childers, Vice-Chair
Pam Finch, Secretary
Claudia Browne, Trustee
Scott Tatom, Trustee

J.D. Hock, Trust Manager
Joseph Carroll, City Clerk
Mueller, Wheeler & Associates, PLLC, City Attorney

Public Notice of Meeting

Regular Meeting Del City Municipal Services Authority (DCMSA)

City Hall – Council Chambers
3701 SE 15th Street
Del City, Oklahoma

September 21, 2026 at 6:00 p.m.

The DCMSA encourages participation from all citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours before the scheduled meeting is encouraged to make the necessary accommodations.

Posted for public view at **5:00 p.m. on September 18, 2026.**

Signed: [s/Joseph Carroll, City Clerk](#)
City Clerk / Deputy City Clerk

Agenda

1. **Call to Order**
2. **Roll Call**
3. **Trust Input**
4. **Manager's Report**
Departmental Reports
5. **Minutes**

Discussion, consideration, possible action to approve minutes of the regular meeting of DCMSA of September 8, 2026. Requested by City Clerk Joseph Carroll

6. **Contract – Janitorial Services**

Discussion, consideration, and possible action to approve, approve with modifications or deny entering a contract with ESMA Janitorial Services for janitorial services for City Hall, the Police Department, the Courthouse and Public Works. The contract would run from October 1, 2026 to June 30, 2027 in an amount not to exceed \$43,624.00; authorize Mayor, Trust Chair and City / Trust Manager to endorse the same. Requested by Trust Manager J.D. Hock

7. **Trust Input**
8. **Adjournment**

City Hall
3701 SE 15th Street
Del City, Oklahoma 73115



(405) 677-5741
www.cityofdelcity.org
email: info@cityofdelcity.org

The City of Del City

Pam Finch, Chair
Scott Tatom, Vice-Chair
Michael Dean, Secretary
Greg Childers, Trustee
Claudia Browne, Trustee

J.D. Hock, Trust Manager
Joseph Carroll, City Clerk
Mueller, Wheeler & Associates, PLLC, City Attorney

Public Notice of Meeting

Regular Meeting Del City Economic Development Authority (DCEDA)

City Hall – Council Chambers
3701 SE 15th Street
Del City, Oklahoma

September 21, 2026 at 6:00 p.m.

The DCEDA encourages participation from all citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours before the scheduled meeting is encouraged to make the necessary accommodations.

Posted for public view at **5:00 p.m. on September 18, 2026.**

Signed: [s/Joseph Carroll, City Clerk](#)
City Clerk / Deputy City Clerk

Agenda

1. **Call to Order**
2. **Roll Call**
3. **Trust Input**
4. **Manager's Report**
Departmental Reports
5. **Minutes**

Discussion, consideration, possible action to approve minutes of the regular meeting of DCEDA of September 8, 2026. Requested by City Clerk Joseph Carroll

6. **Presentation – Utility Box Beautification Project**

Presentation regarding Utility Box Beautification Project regarding the artist(s) selected by the Parks and Beautification Committee to decorate up to four utility boxes on SE 29th Street. Requested by Project Manager James Studebaker

7. **Trust Input**
8. **Adjournment**

City Hall
3701 SE 15th Street
Del City, Oklahoma 73115



(405) 677-5741
www.cityofdelcity.org
email: info@cityofdelcity.org

The City of Del City

Scott Tatom, Chair
Greg Childers, Vice-Chair
Pam Finch, Secretary
Michael Dean
Claudia Browne

J.D. Hock, City Manager
Joseph Carroll, City Clerk
Mueller, Wheeler & Associates, PLLC, City Attorney

Public Notice of Meeting

CANCELLATION NOTICE

Due to Lack of Items

Oklahoma Municipal Retirement Fund (OMRF)
Regular Meeting

City Hall – Council Chambers
3701 SE 15th Street
Del City, Oklahoma

September 21, 2026 at 6:00 p.m.