

MINUTES
CITY COUNCIL OF DEL CITY
REGULAR MEETING
September 21, 2026 – 6:00 P.M.
3701 SE 15th Street – City Hall

(Agenda posted on the council bulletin board at 5:00 p.m. on September 18, 2026.)

1. **Call to Order:** at 6:00 PM by Mayor Greg Childers.

2. **Roll Call:**

In Attendance: Council Members Scott Tatom, Pam Finch, Michael Dean and Mayor Greg Childers.

Absent: Councilwoman Claudia Browne.

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

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

Pledge of Allegiance: Led by Mayor Childers.

4. **Public and Council Input**

A. Public:

- Ronn Folk 2705 Del Rd.- would like to address the lights on 15th and Vickie and how they are a safety hazard. Someone is going to get hurt.
- Joe Satterwhite 4212 Lamar – Why do we have codes if we aren't going to enforce it? Specifically derelict vehicles. If the planning commission denies something, it's not right for the Council to help try to circumvent the system.

B. Council:

- Councilwoman Finch – Can we get someone to power wash the benches and pavilion at Rotary Park before October 3rd. Thank you to the Rotary Club and Scott Tatom for helping with Rotary Park.
- Councilman Dean – Veteran's Day and there will be a ceremony at the Community Center. It will be on November 11th at 11am, anyone and everyone is invited!

5. **City Manager's Report**

- City Manager JD Hock attended the OML Conference last week. Got some interesting notes from it for Code, Funding, etc. Rose State College is opening a water and wastewater class. OG&E is having a Power Panel on Wednesday that

will cover what happens after a storm and other hot topics. Fire and Public Works will have attendees. The City-Wide Garage Sale is this week. It will be the last full week of September. Del City High School homecoming parade is October 2nd at 1:30 pm and there will be some temporary road closures. Rotary Park project clean-up will be on 10/3/26 from 8am-4pm. The OG&E light study for 15th street has been completed, and we will be receiving it next week. OMAG will be coming out October 23rd for a study session to discuss the Well-Run Cities Program and then everyone will head over to the COMCD fish fry.

Departmental Reports:

- City Clerk's Report given by City Clerk Joseph Carroll
 - Sales Tax is up \$16,668.11 1.46% increase.
 - USE Tax is up \$22,184.48 12.76% increase.
 - Tobacco Tax is down -\$1,360.44 -16.75% decrease.
 - Hotel/ Motel Tax is up \$3,626.59 17.72% increase.
- Police Department Chief Steven Stogner appreciates the support from everyone on the GO Bond. I would like to acknowledge the hard work from the investigators this past weekend and the outstanding job they have done.
- Fire Department Chief Z Williams gives thanks to Del City for passing the GO Bond. Are moving forward with getting information on vehicles and the outdoor warning system. Gave monthly statistic reports. Will be a trunk at Trunk or Treat with Integriss on October 24th and invites everyone out to see them and get candy from them. Will be at the DCHS football games on Friday nights.

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 September 8, 2026.
 - 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.
 - 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.
- (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

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

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

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

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

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

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 KOCHEE A
Contractor Fee\$60.00
Administrative Expenses\$ 353.54
Mailings, photos, processing, copying, etc.....\$16.00
Total Expenses.....\$429.54

MOTION: TO APPROVE THE CONSENT DOCKETS, ITEMS A, B, AND C, WITH THE EXCEPTION OF ITEM C #5.

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

MOTION: TO CHANGE THE OWNERS ON ITEM #5 TO ILLC AND TO APPROVE THE ABATEMENT.

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

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.

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

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

- City Planner Andrew Meyers explained the SUP and answered questions.

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.

MOTION: TO APPROVE ITEM #8 IN THE AMOUNT OF \$43,624.00; AND ENTERING A CONTRACT WITH ESMA JANITORIAL SERVICES FOR JANITORIAL SERVICES FOR CITY HALL, THE POLICE DEPARTMENT, THE COURTHOUSE AND PUBLIC WORKS AND THE CONTRACT WILL RUN FROM OCTOBER 1, 2026, TO JUNE 30, 2027; AUTHORIZE MAYOR, TRUST CHAIR AND CITY/TRUST MANAGER TO ENDORSE THE SAME.

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

- Mayor Childers asked if this was a different contractor? City Manager Hock said yes and explained the agreement.

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.

MOTION: TO APPROVE AS WRITTEN.

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

- City Attorney Wheeler explained that this is not necessary and should not be an agenda item in the future.

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.

MOTION: FOR APPROVAL OF DISTRIBUTION TO MID-DEL PUBLIC SCHOOLS OF ITS STATUTORY AND CONTRACTUAL SHARE OF THE DEL CITY HOUSING AUTHORITY PILOT PURSUANT OT 63 O§ 1066 AND PARAGRAPH 3C OF THE NOVEMBER 21, ST 1988 COOPERATION AGREEMENT BETWEEN THE DEL CITY HOUSING AUTHORITY AND THE CITY OF DEL CITY.

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

- Councilman Dean explained what this payment is for.

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.

MOTION: TO APPROVE RATIFYING THE EXPENDITURES FOR REPAIRS TO THE DRIVEWAY AT DEL CITY FIRESTATION 2 IN THE AMOUNT OF \$21,185.41; AUTHORIZE MAYOR AND/OR CITY MANAGER TO ENDORSE ANY NECESSARY DOCUMENTATION.

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

- City Manager Hock explained the reason for ratifying and answered questions.
- Fire Department Chief Williams explained out streets department saved the city a lot of money by doing the labor.
- Councilman Tatom asked if this is a priority project for public works.
- Streets Supervisor Micah Unruh is hoping to have it all completed in November 2026.

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

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 Sunnylane in the amount not to exceed \$26,524.00; authorize Mayor and/or City Manager to endorse any necessary documentation.

MOTION: TO APPROVE AS WRITTEN; AUTHORIZE MAYOR AND OR CITY MANAGER TO ENDORSE ANY NECESSARY DOCUMENTS.

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

- Streets Supervisor Micah Unruh explained that being able to reuse a signal box reduced the cost to \$8,600 and answered questions.

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 1467 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.

MOTION: TO APPROVE ORDINANCE #1467 AS WRITTEN; AUTHORIZE MAYOR TO ENDORSE THE SAME.

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

- City Attorney Wheeler explained the changes are to comply with the State law.

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 1468 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.

MOTION: TO APPROVE ORDINANCE # 1468 AS WRITTEN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE; AUTHORIZE MAYOR TO ENDORSE THE SAME.

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

- City Attorney Wheeler explained just correcting sites in current ordinance.

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.

- City Manager Hock expressed thanks to Council for approving investments in 2023.
- City Clerk Joseph Carroll explained state laws on investing city funds.
- Councilwoman Finch thinks this will be good for the city.
- Councilman Dean says it's great to have a policy. I would like to continue investing in T bills.
- City Attorney Wheeler said that we can put together a resolution for the next meeting.

16. Council Input- None

17. Adjournment

MOTION: TO ADJOURN TO DCMSA 6:47 P.M.

MOVED BY: FINCH

SECOND: DEAN

AYES: TATOM, DEAN, FINCH AND MAYOR CHILDERS.

NAYS: NONE

Approved this 5th day of October 2026.