

MINUTES  
CITY COUNCIL OF DEL CITY  
REGULAR MEETING  
September 18, 2017 – 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 September 15, 2017.)

1. CALL TO ORDER AT 6:05 P.M. BY MAYOR BRIAN LINLEY.

2. ROLL CALL

In Attendance: Council Members Floyd Eason, Ken Bartlett, Pam Finch, Michael Dean and Mayor Linley.

City Employees: City Manager Mark Edwards, Deputy City Clerk Melissa Jones, and City Attorney Jack Fried.

3. INVOCATION – Given by Council Member Ken Bartlett.

PLEDGE OF ALLEGIANCE – Led by Community Services Director Tom Leatherbee.

4. PUBLIC AND COUNCIL INPUT

A. Public: Marshall McCaulley – 3900 Prairie Ln. recommends letter from Code in reference to properties issues to be revised and less offensive. Reconsider amount of days given before utility bill is considered late and incurs a \$25 late fee.

B. Council:

- Eason: Field behind Vickie Drive needs mowed.
- Dean: Crossing of sidewalks on 44<sup>th</sup> & Sunnyslane.
- Mayor: Need repairs of entry to the trail at Regiment Park by DelCrest Middle School. Hedges around Del City welcome sign going westbound on Reno needs trimmed down. The solar panel lighting on welcome sign is not working.

5. CITY MANAGER’S REPORT:

- All the Plants are working and look really good.

CITY CLERK’S REPORT:

- Net sales tax is up <\$84,496> <3.53%>
- Use tax is down <\$8,432> <13.68%>
- Tobacco tax is down <\$1,492> <4.78%>
- Hotel/Motel tax is up <\$15,660> <46.68%>

6. CONSENT DOCKET

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

- A. Approve budget amendment for FY 2016-2017, as shown in Exhibit A to the Council agenda.
- B. Approve budget amendment for FY 2017-2018, as shown in Exhibit B to the Council agenda.
- C. Approve minutes of regular meeting of the Council of September 5, 2017.
- D. Approve using Alliance Personnel Services to provide temporary labor to be utilized in Park Maintenance Division; authorize initiation of blanket purchase order and issuance of warrants from account 01-515-111 Seasonal Labor, not to exceed \$24,000.00, upon receipt and validation of invoices.

**MOTION: TO ACCEPT CONSENT DOCKET**

MOVED BY: EASON          SECOND: BARTLETT  
AYES: EASON, BARTLETT, FINCH, DEAN AND MAYOR LINLEY  
NAYS: NONE

7. PRESENTATION – SPECIAL RECOGNITION OF POLICE CHIEF PHIL TAYLOR AND FIRE CHIEF JIM HOCK

Discussion, consideration, possible action to approve receiving a presentation from Mayor Brian Linley, giving special recognition to two long-time Del City employees, Police Chief Phil Taylor and Fire Chief Jim Hock, upon the occasion of their retirement. Chief Taylor has served the City for 43 years and Chief Hock has served for 35 years.

**MOTION: TO APPROVE RECEIVING A PRESENTATION FROM MAYOR BRIAN LINLEY, GIVING SPECIAL RECOGNITION TO TWO LONG-TIME DEL CITY EMPLOYEES, POLICE CHIEF PHIL TAYLOR AND FIRE CHIEF JIM HOCK.**

MOVED BY: EASON          SECOND: BARTLETT  
AYES: EASON, BARTLETT, FINCH, DEAN AND MAYOR LINLEY  
NAYS: NONE

Police Chief Phil Taylor thanked everyone for opportunity to work with Del City employees.

Fire Chief Jim Hock thanked everyone for their support.

Mayor Linley gave special recognitions and plaques.

8. RELOCATION OF ELECTRIC LINES

Discussion, consideration, possible action to approve entering into an Electric Facilities Relocation Agreement with OG&E, in the amount of \$856,322.00, to relocate OG&E's lines to facilitate commercial development in the vicinity of 759 S. Scott Street; authorize Mayor to endorse same.

**MOTION: TO TABLE**

MOVED BY: EASON            SECOND: BARTLETT  
AYES: EASON, BARTLETT, FINCH, DEAN AND MAYOR LINLEY  
NAYS: NONE

9. JOINT RESOLUTION – FINAL REDEVELOPMENT AGREEMENT WITH HUNT PROPERTIES, INC.

Discussion, consideration, possible action to approve/deny Joint Resolution No. 09-18-17A approving the final Redevelopment Agreement with Hunt Properties, Inc. for the development of property located generally south of Interstate 40, north of Del Mar Drive, east of Crooked Oak Creek, and west of Scott Street, pursuant to the Scott Street South Redevelopment Project Plan; authorize Mayor to endorse resolution.

**MOTION: TO APPROVE JOINT RESOLUTION NO. 09-18-17A APPROVING THE FINAL REDEVELOPMENT AGREEMENT WITH HUNT PROPERTIES, INC.**

MOVED BY: EASON            SECOND: BARTLETT  
AYES: EASON, BARTLETT, FINCH, DEAN AND MAYOR LINLEY  
NAYS: NONE

Community Service Director Tom Leatherbee spoke on Redevelopment Agreement.

Emily Pomeroy asked if there were any questions.

10. RESOLUTION – AMENDMENT TO PROJECT PLAN

Discussion, consideration, possible action to approve/deny Resolution No. 09-18-17B declaring the intent to consider the approval of an amended project and creation of one or more tax increment districts under the Local Development Act; directing the preparation of an amendment to the Project Plan; appointing a Review Committee; directing the Review Committee to make findings as to eligibility and financial impacts on taxing jurisdictions and business activities within the districts; and directing the Review Committee to make a recommendation with respect to the proposed amended project; authorize Mayor to endorse resolution.

**MOTION: TO APPROVE RESOLUTION NO. 09-18-17B DECLARING THE INTENT TO CONSIDER THE APPROVAL OF AN AMENDED PROJECT AND CREATION OF ONE OR**

**MORE TAX INCREMENT DISTRICTS UNDER THE LOCAL DEVELOPMENT ACT; DIRECTING THE PREPARATION OF AN AMENDMENT TO THE PROJECT PLAN; APPOINTING A REVIEW COMMITTEE; DIRECTING THE REVIEW COMMITTEE TO MAKE FINDINGS AS TO ELIGIBILITY AND FINANCIAL IMPACTS ON TAXING JURISDICTIONS AND BUSINESS ACTIVITIES WITHIN THE DISTRICTS; AND DIRECTING THE REVIEW COMMITTEE TO MAKE A RECOMMENDATION WITH RESPECT TO THE PROPOSED AMENDED PROJECT; AUTHORIZE MAYOR TO ENDORSE RESOLUTION.**

MOVED BY: EASON          SECOND: FINCH  
AYES: EASON, BARTLETT, FINCH, DEAN AND MAYOR LINLEY  
NAYS: NONE

Emily Pomeroy explained resolution and answered questions.

**11. ROOF REPLACEMENT – DEL CITY POST OFFICE**

Discussion, consideration, possible action to approve/deny the use of the Oklahoma State, Office of Management and Enterprise Services, Contract R14041, to replace the roof at the Del City Post Office. The total cost including a 3.5% service charge for contract management fees is \$61,985.58.

**MOTION: TO APPROVE THE USE OF THE OKLAHOMA STATE, OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES, CONTRACT R14041, TO REPLACE THE ROOF AT THE DEL CITY POST OFFICE. THE TOTAL COST \$61,985.58.**

MOVED BY: EASON          SECOND: FINCH  
AYES: EASON, BARTLETT, FINCH, DEAN AND MAYOR LINLEY  
NAYS: NONE

Public Works Director Bill Graham spoke about the replacement of the roof and answered questions.

**MOTION: TO RECESS TO DCEDA @ 7:18PM**

MOVED BY: EASON          SECOND: BARTLETT  
AYES: EASON, BARTLETT, FINCH, DEAN AND MAYOR LINLEY  
NAYS: NONE

**MOTION: TO RECONVENE @ 7:30PM**

MOVED BY: EASON          SECOND: BARTLETT  
AYES: EASON, BARTLETT, FINCH, DEAN AND MAYOR LINLEY  
NAYS: NONE

12. EXECUTIVE SESSION

Discussion, consideration, possible action to approve recessing to executive session pursuant to the Oklahoma Open Meeting Act, 25 O.S. § 301 et seq. for the purpose of the following:

- A. Discussion concerning pending investigations, claims, and actions pursuant to 25 O.S. § 307(B)(4).
- B. Discussion regarding negotiations with International Association of Firefighters, Local 2171, pursuant to 25 O.S. § 307(B)(2).

City Attorney Jack Fried stated that in his opinion these matters qualify for Executive Session.

**MOTION: TO RECESS TO EXECUTIVE SESSION AT 7:32PM**

MOVED BY: EASON            SECOND: BARTLETT  
AYES: EASON, BARTLETT, FINCH, DEAN AND MAYOR LINLEY  
NAYS: NONE

**RECONVENE FROM EXECUTIVE SESSION @ 9:44PM**

13. ACTION FROM EXECUTIVE SESSION

- A. Discussion, consideration, possible action deemed appropriate, if any, arising from discussions held in executive session concerning pending investigations, claims, and actions.

**MOTION: TO AUTHORIZE ATTORNEY FOR THE CITY RANDALL WOOD TO MAKE AN OFFER OF JUDGEMENT IN THE CASE OF CIV17625M ESTEP VS. CITY OF DEL CITY AT AL IN US DISTRICT COURT AS DISCUSSED IN EXECUTIVE SESSION.**

MOVED BY: EASON            SECOND: BARTLETT  
AYES: EASON, BARTLETT, FINCH, DEAN AND MAYOR LINLEY  
NAYS: NONE

- B. Discussion, consideration, possible action deemed appropriate, if any, arising from discussions held in executive session regarding negotiations with International Association of Firefighters, Local 2171.

**MOTION: TO PROCEED AS DISCUSSED IN EXECUTIVE SESSION**

MOVED BY: EASON            SECOND: BARTLETT  
AYES: EASON, BARTLETT, FINCH, DEAN AND MAYOR LINLEY  
NAYS: NONE

14. COUNCIL INPUT: None

15. ADJOURNMENT

**MOTION: TO ADJOURN AT 9:46PM**

MOVED BY: BARTLETT SECOND: DEAN

AYES: EASON, BARTLETT, FINCH, DEAN AND MAYOR LINLEY

NAYS: NONE

Approved this 2<sup>nd</sup> day of October, 2017.

MINUTES  
DEL CITY MUNICIPAL SERVICES AUTHORITY  
REGULAR MEETING  
September 18, 2017 – 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 September 15, 2017.)

1. CALL TO ORDER AT 7:24 P.M. BY CHAIRMAN LINLEY.
2. ROLL CALL

In Attendance: Trustee Floyd Eason, Ken Bartlett, Pam Finch, Michael Dean and Chairman Linley.

City Employees: City Manager Mark Edwards, Deputy City Clerk Melissa Jones, and City Attorney Jack Fried.

3. PUBLIC AND TRUSTEE INPUT

A. Public: None

B. Trustees: None

4. MANAGER'S REPORT: None

5. MINUTES

Discussion, consideration, possible action to approve minutes of regular meeting of the DCMSA of September 5, 2017.

**MOTION: TO APPROVE MINUTES OF REGULAR MEETING OF THE DCMSA OF SEPTEMBER 5, 2017.**

MOVED BY: FINCH           SECOND: DEAN

AYES: EASON, BARTLETT, FINCH, DEAN AND CHAIRMAN LINLEY

NAYS: NONE

6. INVITATION TO BID (ITB) NO. 1805 – REPAIR OF SEWER LINES AT VARIOUS LOCATIONS

Discussion, consideration, possible action to award/deny ITB No. 1805 – Repair of Sewer Lines at Various Locations, to the lowest responsible bidder, Jordan Contractors, for an amount not to exceed \$106,110.00 for the repair of sewer lines or manholes at ten locations. The work is required to either repair broken mains or seal leaking manholes to preclude the inflow of ground water, creek water or rain into the system, which results in an overload at the wastewater plant.

09-18-17

**MOTION: TO AWARD ITB NO. 1805 – REPAIR OF SEWER LINES AT VARIOUS LOCATIONS, TO THE LOWEST RESPONSIBLE BIDDER, JORDAN CONTRACTORS, FOR AN AMOUNT NOT TO EXCEED \$106,110.00 FOR THE REPAIR OF SEWER LINES OR MANHOLES AT TEN LOCATIONS.**

MOVED BY: EASON            SECOND: BARTLETT  
AYES: EASON, BARTLETT, FINCH, DEAN AND CHAIRMAN LINLEY  
NAYS: NONE

7.    TRUST INPUT: None

8.    ADJOURNMENT

**MOTION: TO ADJOURN AT 7:30 P.M.**

MOVED BY: DEAN            SECOND: FINCH  
AYES: EASON, BARTLETT, FINCH, DEAN AND CHAIRMAN LINLEY  
NAYS: NONE

Approved this 2<sup>nd</sup> day of October, 2017.



MINUTES  
DEL CITY ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
September 18, 2017 – 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 September 15, 2017.)

1. CALL TO ORDER AT 7:18 P.M. BY CHAIRMAN BARTLETT.
2. ROLL CALL

In Attendance: Trustees Floyd Eason, Pam Finch, Michael Dean, Brian Linley and Chairman Ken Bartlett.

City Employees: City Manager Mark Edwards, Deputy City Clerk Melissa Jones, and City Attorney Jack Fried.

3. PUBLIC AND TRUSTEE INPUT

A. Public: None

B. Trustees: None

4. MINUTES

To approve minutes of regular meeting of the DCEDA of August 21, 2017.

**MOTION: MOTION: TO APPROVE MINUTES OF REGULAR MEETING OF THE DCEDA OF AUGUST 21, 2017.**

MOVED BY: EASON SECOND: DEAN

AYES: EASON, FINCH, DEAN, LINLEY AND CHAIRMAN BARTLETT.

NAYS: NONE

5. JOINT RESOLUTION – FINAL REDEVELOPMENT AGREEMENT

Discussion, consideration, possible action to approve/deny Joint Resolution No. 09-18-17A approving the final Redevelopment Agreement with Hunt Properties, Inc. for the development of property located generally south of Interstate 40, north of Del Mar Drive, east of Crooked Oak Creek, and west of Scott Street, pursuant to the Scott Street South Redevelopment Project Plan; authorize Trust Chairman to endorse resolution.

**MOTION: TO APPROVE RESOLUTION NO. 09-18-17A APPROVING THE FINAL REDEVELOPMENT AGREEMENT WITH HUNT PROPERTIES, INC; AUTHORIZE TRUST CHAIRMAN TO ENDORSE RESOLUTION.**

MOVED BY: LINLEY      SECOND: DEAN  
AYES: EASON, FINCH, DEAN, LINLEY AND CHAIRMAN BARTLETT.  
NAYS: NONE

6.    TRUST INPUT: None

7.    ADJOURNMENT

**MOTION: TO ADJOURN AT 7:24 PM**

MOVED BY: LINLEY      SECOND: EASON  
AYES: EASON, FINCH, DEAN, LINLEY AND CHAIRMAN BARTLETT.  
NAYS: NONE

Approved this 2<sup>nd</sup> day of October, 2017.