

Notice for the Midwest City Council meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website ([www.midwestcityok.org](http://www.midwestcityok.org)).

## Midwest City Council Minutes

January 10, 2023

This meeting was held in Midwest City Council Chambers at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Mayor Matt Dukes called the meeting to order at 6:00 PM with following members present:

Ward 1 Susan Eads	Ward 4 Sean Reed	City Manager Tim Lyon
Ward 2 Pat Byrne	Ward 5 Sara Bana	City Clerk Sara Hancock
Ward 3 Megan Bain	Ward 6 Rick Favors	City Attorney Don Maisch

OPENING BUSINESS. The Invocation was given by Assistant City Manager Vaughn Sullivan. The Pledge of Allegiance was led by Carl Albert High School ROTC Cadets Biggers and Cooper. The Mayor presented the Proclamation to Tiarra Mims. City Manager Tim Lyon made Community-related announcements.

CONSENT AGENDA. Eads made a motion to approve the consent agenda with the exception to pull Items 2 and 4, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

1. Discussion, consideration, and possible action of approving the December 13, 2022 meeting minutes.
3. Discussion, consideration, and possible action to approve Change Order No. 4 with W.L. McNatt for masonry work above two door frames, a sink, and counter top at the Fire Department Headquarters which increases the contract sum by \$2,873.00 with no additional days.
5. Discussion, consideration, and possible action of approving Change Order #01 with the Oklahoma Department of Transportation for TAP-255D(326)AG, State Job Number 31433(04), Midwest Elementary School Connector for \$6,772.45.
6. Discussion, consideration, and possible action of approving Change Order #03 with the Oklahoma Department of Transportation for STP-255D(479)AG, State Job Number 33124(04), Reno Avenue resurfacing project for \$6,900.
7. Discussion, consideration, and possible action of ratifying, approving and entering into the FY 2023 Unified Planning Work Program (UPWP) contract between the Association of Central Oklahoma Governments and the City of Midwest City.
8. Discussion, consideration, and possible action, of the acceptance of maintenance bonds from H&H Plumbing and Utilities, Inc. in the amount of \$1,609.00 respectively.
9. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055220812 from the State Department of Environmental Quality for the subdivision Timber Ridge Pointe, Section 5, Midwest City, Oklahoma.



10. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055220813 from the State Department of Environmental Quality for the subdivision Timber Ridge Pointe, Section 5, Midwest City, Oklahoma.
  11. Discussion, consideration, and possible action of rejecting the bids received for the construction of the Joe B. Barnes Regional Park Pedestrian Bridge.
  12. Discussion, consideration and possible action to approve declaring multiple office items as surplus and authorizing disposal by public auction, sealed bid or destruction, if necessary.
  13. Discussion, consideration, and possible action of declaring (1) 2009 Chevrolet Impala and (1) 2005 Chevrolet Impala, and its contents, as surplus and authorizing disposal by public auction, sealed bid or other means necessary.
  14. Discussion, consideration, and possible action of declaring one hundred fifteen (115) firearms of various calibers as surplus and authorizing their disposal by trade-in towards future purchases with GT Distributors- Austin, Texas for a trade-in amount of \$19,200.00.
- 2. Discussion, consideration, and possible action of adopting a policy regarding naming and re-naming public parks, park areas, and park facilities owned and/or operated by the City of Midwest City.**

Sullivan addressed Council. After Staff and Council discussion, Bana made a motion to adopt, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

- 4. Discussion, consideration, and possible action of 1) the approval of and entering into the HOME Investment Partnerships Program (HOME) grant contract 2022 HOME 1711 between the City of Midwest City and Oklahoma Housing Finance Agency (OHFA) in the amount of \$200,000 for down payment and closing cost assistance in Midwest City and agreeing to provide \$50,000 in banked matching funds; and 2) authorization of the Mayor, City Manager, and/or his designee to enter into the necessary contracts and certifications to implement the grant program.**

Craft addressed Council. After Staff and Council discussion, Eads made a motion to approve, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

#### DISCUSSION ITEMS.

- 1. (PC-2132) Public hearing with discussion, consideration, and possible action of approval of the Final Plat of The Curve, described as part of the Southwest Quarter (SW/4) of Section Eight (8), Township Eleven North (T11N), Range One West (R1W), of the Indian Meridian (I.M.), Midwest City, Oklahoma County, Oklahoma, located at 11004 SE 28th Street.**

Harless and Bundy addressed the Council. After Staff and Council discussion, Favors made a motion to approve the final plat, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.



2. **(PC-2133) Discussion, consideration, and possible action to approve an ordinance to redistrict from PUD, Planned Unit Development, governed by C-4, General Commercial District, to PUD, Planned Unit Development, governed by I-1, Light Industrial District, for the property described as part of the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma located at 2113 S. Douglas Boulevard.**

Harless, Tom Strahorn of 1301 Pineridge Rd, and Jonathan Strahorn of 16427 SW 23 St addressed the Council. After Staff and Council had discussion, Bana made a motion to approve. Motion failed due to a lack of a second. Eads made a motion to deny the ordinance, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Favors and Dukes. Nay: Bana. Motion Carried.

\*Reed stepped away from his seat, but remained in Chamber.

3. **(PC-2134) Public hearing with discussion, consideration, and possible action of approval of the proposed Preliminary Plat of the 29th Street Apartments for the property described as part of the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, located at 9309 SE 29th Street.**

Eads made a motion to table until January 24, 2023 seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

4. **Discussion, consideration and possible action, of 1) accepting and 2) adopting the Air Depot Corridor Plan by Catalyst Commercial.**

Jason Claunch with Catalyst Commercial presented information. Coleman and Harless addressed the Council. After Staff and Council discussion, Byrne made motion to accept and adopt the plan, seconded by Eads. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

At 7:25 PM Council took a recess and returned at 7:36 PM.

5. **Discussion, consideration and possible action including any amendments, of an update to a resolution declaring the structure(s) located at 1309 LLOYD DR a dilapidated building(s) as defined in MCO 9-2 and abatement accordingly to the Municipal Code.**

Stroh and Greg Riddle of 8801 N Western Ave. addressed the council. After Staff and Council discussion, Reed made a motion to dismiss dilapidation proceedings, seconded by Eads. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

6. **Discussion, consideration and possible action including any amendments, of an update to a resolution declaring the structure(s) located at 1401 MOORE AVE a dilapidated building(s) as defined in MCO 9-2 and abatement accordingly to the Municipal Code.**

Stroh and Aubrey Long of 445 S Air Depot addressed the Council. Eads made a motion to give 30 days for homeowner to complete demolition, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.



**7. Discussion, consideration and possible action on amendments to the City Ordinances of the City of Midwest City, Chapter 38, Subdivision Regulations.**

Harless addressed the Council and Make Zitzow of Johnson & Associates presented information. After Staff and Council discussion, Byrne made a motion to approve Ordinance 3502, seconded by Eads. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 8:02 PM.

ATTEST:

Sara Hancock  
SARA HANCOCK, City Clerk



Matthew D. Dukes II  
MATTEW D. DUKES II, Mayor





Notice for the Midwest City Municipal Authority meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityokorg).

## Midwest City Municipal Authority Minutes

January 10, 2023

This meeting was held in Midwest City Council Chambers at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 8:02 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	Authority Attorney Don Maisch

CONSENT AGENDA. Eads made a motion to approve the consent agenda, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion carried.

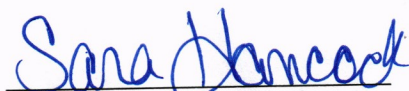
1. Discussion, consideration, and possible action to approve the December 13, 2022 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2022-2023, increase: FF&E Reserve Fund, expenditures/Hotel/Conf. Center (40) \$1,460.

NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.

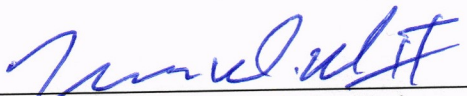
### ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 8:03 PM.

ATTEST:

  
SARA HANCOCK, Secretary



  
MATTHEW D. DUKES II, Chairman



Notice for the Midwest City Memorial Hospital Authority meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityokorg).

## Midwest City Memorial Hospital Authority Minutes

January 10, 2023

This meeting was held in Midwest City Council Chambers at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 8:03 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	Attorney Don Maisch

CONSENT AGENDA. Eads made a motion to approve the consent agenda, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

1. Discussion, consideration, and possible action to approve the December 13, 2022 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2022-2023, increase: Hospital Authority Fund, revenues/Hospital Authority (90) \$15,000; expenses/Hospital Authority (90) \$15,000.

### DISCUSSION ITEM.

1. **Discussion, consideration, and possible action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives. NO ACTION NEEDED.**

NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.

At 8:04 PM the Hospital Authority recessed and returned at 8:09 PM.

### EXECUTIVE SESSION.

1. **Discussion, consideration, and possible action of 1) entering into executive session, as allowed under 25 O.S. § 307(B)(3), to discuss the purchase or appraisal of the real property located within the City near 8800 - 8832 SE 29th ST (a/k/a +/- 13.28 acres located in the NE/4, NE/4, Sec. 14, T11N, R02W, I.M., Oklahoma County, OK) as well as the real property located within the City near 301 N Midwest BL (a/k/a +/- 1.73 acres located in the NE/4, SE/4, SE/4, Sec. 34, T12N, R02W, I.M, Oklahoma County, OK); and 2) in open session, authorizing the General Manager/Administrator to take action as appropriate based on the discussion in executive session.**

At 8:10 PM Reed made a motion to enter into Executive Session, seconded by Favors. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

\*Mayor left at 8:34 PM and returned at 8:36 PM.

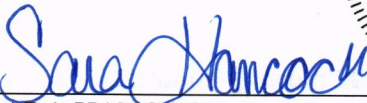
At 10:16 PM Reed made a motion to return to open session, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

Eads made motion to proceed as discussed, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

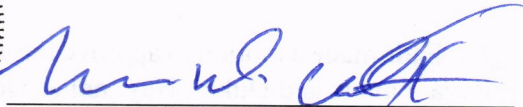
ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 10:16 PM.

ATTEST:

  
SARA HANCOCK, Secretary



  
MATTHEW D. DUKES II, Chairman

Notice for the Midwest City Economic Development Authority special meeting was filed with the City Clerk of Midwest City at least 48 hours prior to the meeting. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityokorg).

**Midwest City Economic Development Authority Minutes  
Special Meeting**

**January 10, 2023**

This meeting was held in the Midwest City Chambers at City Hall, 100 N Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 8:04 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	City Attorney Don Maisch

CONSENT AGENDA. Reed made a motion to approve the consent agenda with the exception to pull Items 2 and 3, seconded by Eads. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

1. Discussion, consideration, and possible action of approving the October 25, 2022 meeting minutes.

2. **Discussion, consideration and possible action to approve an amendment to that certain “Economic Development Assistance Agreement,” by and between the Midwest City Economic Development Authority, Centrillum Proteins LLC, and MTG Property Holdings, LLC, dated August 8, 2022, and authorizing and directing the execution of the second amendment.**

After Staff and Council discussion, Bana made a motion to approve the amendment, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

3. **Discussion, consideration and possible action to approve an amendment to that certain “Agreement for the Purchase and Sale of Real Estate,” by and between the Midwest City Economic Development Authority and MTG Property Holdings, LLC, dated May 24, 2022, and authorizing and directing the execution of the second amendment.**

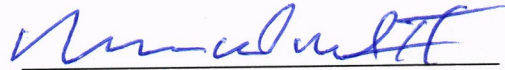
After Council discussion, Bana made a motion to approve the amendment, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

PUBLIC DISCUSSION. There was no public discussion.

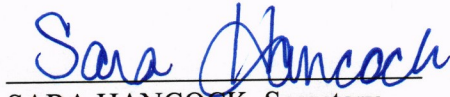
ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 8:02 PM.

ATTEST:



MATTHEW D. DUKES II, Chairman



SARA HANCOCK, Secretary

