



CITY OF MIDWEST CITY MEETINGS

FOR JANUARY 10, 2023

All Council/Authority/Commission meetings of the City of Midwest City (MWC) elected officials will be held in the Council Chamber located at 100 N. Midwest Blvd., Midwest City, OK 73110, Oklahoma County, Oklahoma, unless notified otherwise.

Regularly scheduled meetings of the elected officials of MWC will be streamed live and recorded on the MWC YouTube channel: [Bit.ly/CityofMidwestCity](https://bit.ly/CityofMidwestCity) with the recorded videos available there within 48 hours.

Special Assistance for a Meeting: Send request via email to tanderson@midwestcityok.org or call 405-739-1220 no less than 24 hours prior to the start of a meeting. If special assistance is needed during a meeting, call 739-1388.

Please note that the elected officials will informally gather at or after 5:00 PM in the City Manager's Conference room for dinner for evening meetings; however, no business will be discussed or acted upon. Meals will only be provided to the City Council and staff. Doors to the Council Chamber will be open to the public fifteen minutes prior to the start of a meeting.

For the purposes of all meetings of the MWC elected and/or appointed officials, the term "possible action" shall mean possible adoption, rejection, amendments, and/or postponements.

Pursuant to Midwest City Resolution 2022-50, the following rules of conduct and engagement are in effect for all meetings of the MWC elected and/or appointed officials:

1. Only residents of the City, and/or identifiable business doing business in or with the City, or where it is required by statute during public hearings may speak during a public meeting, unless by majority vote of the City Council, non-residents may be permitted to comment on agenda items that impact them. To verify this new requirement, speakers must state their name and City residential/business address or provide/present proof of residential/business address to the City Clerk before addressing the elected officials.
2. There will be a 4 (four) minute time restriction on each speaker, which can be extended by a vote of the City Council, only if it benefits and/or clarifies the discussion at hand. The City Clerk, or designee, will be the timekeeper and will notify the chair when time has expired.
3. The Mayor/Chair reserves the right to remove individuals from the audience if they become disorderly. If the Mayor/Chair asks a disruptive individual to leave and the individual refuses to leave, the meeting will be recessed and appropriate law enforcement action will be taken.
4. Agenda items requesting action of the elected officials shall include:
 1. Presentation by City Staff and/or their invited guest speaker;
 2. If a public hearing is required, questions and discussion by and between the elected officials, City Staff, and the public;
 3. Questions and discussion by and between the elected officials and City Staff, invited guest speaker, and/or public during a public hearing; and
 4. Motion and second by the elected officials.
 5. If a motion is to be amended, the one who made the motion may agree and restate the motion with the amendment; however, if the maker of the motion does not agree to the amendment, the motion may be voted on as it stands.
 6. Final discussion and possible action/amended motion by the elected officials.



CITY OF MIDWEST CITY COUNCIL AGENDA

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

January 10, 2023 – 6:00 PM

Presiding members: Mayor Matthew Dukes

Ward 1 Susan Eads

Ward 2 Pat Byrne

Ward 3 Megan Bain

Ward 4 Sean Reed

Ward 5 Sara Bana

Ward 6 Rick Favors

City Staff:





City Manager Tim Lyon

City Clerk Sara Hancock

City Attorney Don Maisch

A. CALL TO ORDER.

B. OPENING BUSINESS.

-  Invocation by Assistant City Manager Vaughn Sullivan
-  Pledge of Allegiance by Carl Albert High School ROTC Cadets
-  Mayoral Proclamations: David Hudiburg and Tiarra Mims
-  Community-related announcements and comments

C. CONSENT AGENDA. These items are placed on the Consent Agenda so the Council, by unanimous consent, can approve routine agenda items by one motion. If any Council member requests to discuss an item(s) or if unanimous consent is not received, then the item or items will be removed and heard in regular order.

1. Discussion, consideration, and possible action of approving the December 13, 2022 meeting minutes. (City Clerk - S. Hancock)
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. (City Manager - V. Sullivan)
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. (Fire - B. Norton)
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. (Grants Management - T. Craft)

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. (Engineering & Construction Services - B. Bundy)
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. (Engineering & Construction Services - B. Bundy)
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. (Engineering & Construction Services - P. Menefee)
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. (Engineering & Construction Services - P. Menefee)
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. (Engineering & Construction Services - P. Menefee)
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. (Engineering & Construction Services - P. Menefee)
11. Discussion, consideration, and possible action of rejecting the bids received for the construction of the Joe B. Barnes Regional Park Pedestrian Bridge. (Engineering & Construction Services - P. Menefee)
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. (City Clerk - S. Hancock)
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. (Police - S. Porter)
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. (Police - S. Porter)

D. 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. (Community Development - B. Harless)
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. (Community Development - B. Harless)
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. (Community Development - B. Harless)
4. Discussion, consideration and possible action, of 1) accepting and 2) adopting the Air Depot Corridor Plan by Catalyst Commercial. (Economic Development - R. Coleman/Community Development - B. Harless)
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. (Neighborhood Services - M. Stroh)
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. (Neighborhood Services - M. Stroh)
7. Discussion, consideration and possible action on amendments to the City Ordinances of the City of Midwest City, Chapter 38, Subdivision Regulations. (Community Development - B. Harless)

- E. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion" section of the Agenda is for members of the public to speak to the Council on any Subject not scheduled on the Regular Agenda. The Council shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Council will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. **THOSE ADDRESSING THE COUNCIL ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE COUNCIL.**
- F. FURTHER INFORMATION.
1. Review of the City Manager's Report for the month of November 2022. (Finance - T. Cromar)
 2. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager. (Human Resources - T. Bradley)
 2. Review of the unapproved December 6, 2022 Planning Commission meeting minutes. (Community Development - B. Harless)
 3. Monthly Residential and Commercial Building report for November 2022 Building Report. (Engineering & Construction Services—B.Bundy)
- G. ADJOURNMENT.



MUNICIPAL AUTHORITY AGENDA

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

January 10, 2023 – 6:01 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
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

A. CALL TO ORDER.

B. CONSENT AGENDA. These items are placed on the Consent Agenda so the Trustees, by unanimous consent, can approve routine agenda items by one motion. If any Trustee requests to discuss an item(s) or if unanimous consent is not received, then the item or items will be removed and heard in regular order.

1. Discussion, consideration, and possible action to approve the December 13, 2022 meeting minutes. (Secretary - S. Hancock)
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. (Finance - T. Cromar)

C. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the Authority on any subject not scheduled on the regular agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. **THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE AUTHORITY.**

D. ADJOURNMENT.



MEMORIAL HOSPITAL AUTHORITY AGENDA

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

January 10, 2023 – 6:02 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
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

A. CALL TO ORDER.

B. CONSENT AGENDA. These items are placed on the Consent Agenda so the Trustees, by unanimous consent, can approve routine agenda items by one motion. If any Trustee requests to discuss an item(s) or if unanimous consent is not received, then the item or items will be removed and heard in regular order.

1. Discussion, consideration, and possible action to approve the December 13, 2022 meeting minutes. (Secretary - S. Hancock)
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. (Finance - T. Cromar)

C. 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. (Finance - T. Cromar)

D. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the Authority on any subject not scheduled on the regular agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. **THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE AUTHORITY.**

E. 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. (General Manager - T. Lyon)

F. ADJOURNMENT.



SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

January 10, 2023 – 6:03 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
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

A. CALL TO ORDER.

B. CONSENT AGENDA. These items are placed on the Consent Agenda so the Trustees, by unanimous consent, can approve routine agenda items by one motion. If any Trustee requests to discuss an item(s) or if unanimous consent is not received, then the item or items will be removed and heard in regular order.

1. Discussion, consideration, and possible action of approving the October 25, 2022 meeting minutes. (Secretary - S. Hancock)
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. (Economic Development – R. Coleman)
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. (Economic Development – R. Coleman)

C. PUBLIC DISCUSSION. The purpose of the "Public Discussion" section of the Agenda is for members of the public to speak to the Authority on any Subject not scheduled on the Regular Agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. **THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE AUTHORITY.**

D. ADJOURNMENT.