



## CITY OF MIDWEST CITY MEETINGS

FOR APRIL 25, 2023

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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](mailto: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**

**CITY COUNCIL AGENDA**

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

April 25, 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 Certificates and Automated Building Systems (ABS) Prize Money Awarded for the Mid-Del 5th Grade Arbor Day Poster Winners:

- 1st Place (\$150) - Lillian Teel from Schwartz Elementary
- 2nd Place (\$100) - Kaitlyn Hunnicutt from Tinker Elementary
- 3rd Place (\$75) - Sophia Rodriguez from Del City Elementary
- Special thanks to ABS for donating the prize money

🌐 Mayoral Proclamations:

Retiree Police Captain Darrell Miller

Retiree Fleet Services' Eva Deen

Compost Awareness Week

Retiree Police Sargent Lonnie Bray

Firefighter Appreciation Day

Honoring Maury Hardy

🌐 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 March 28, 2023 meeting minutes. (City Clerk - S. Hancock)

2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2022-2023, increase: Animals Best Friend Fund, revenue/Miscellaneous (00) \$20,075; expenditures/Animal Welfare (10) \$12,000. Police Federal Projects Fund, expenditures/Transfers Out (62) \$23. Police Fund, revenue/Transfers In (00) \$23. General Fund Capital Outlay Reserve Fund, expenditures/Transfers Out (14) \$996. General Gov't Sales Tax Fund, revenue/Transfers In (00) \$996. Street & Alley Fund, expenditures/Street (09) \$100,000. General Gov't Sales Tax Fund, expenditures/General Gov't (14) \$50,000. Decrease: Reimbursed Projects Fund, expenditures/Grants Management (39) \$470,664; expenditures/Economic (87) \$35,772. (Finance - T. Cromar)
3. Discussion, consideration and possible action of approving a contract with Arledge & Associates, P.C. to perform the FY 2022-2023 audit of Midwest City's financial statements for the audit fee of \$57,700. (Finance - T. Cromar)
4. Discussion, consideration, and possible action of voting for 1) Incumbent, Tim Lyon City Manager of Midwest City, and 2) Incumbent, Pam Polk City Manager of City of Collinsville to serve on the Oklahoma Municipal Assurance Group Board as the official vote of the City of Midwest City. (City Manager - T. Lyon)
5. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055230140 from the State Department of Environmental Quality for the Glenhaven subdivision, Midwest City, Oklahoma. (Engineering & Construction Services - P. Menefee)
6. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055230141 from the State Department of Environmental Quality for the Glenhaven subdivision, Midwest City, Oklahoma. (Engineering & Construction Services, P. Menefee)
7. Discussion, consideration, and possible action of the acceptance of maintenance bonds from FT Construction Company, Inc. in the amount of \$4,568.91 and \$7,997.79 respectively. (Engineering & Construction Services - P. Menefee)
8. Discussion, consideration, and possible action of 1) declaring various obsolete computer equipment and other miscellaneous items of city property on the attached surplus list; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary. (Information Technology - A. Stephenson)
9. Discussion, consideration, and possible action of declaring two microwaves, eight round tables, three rectangle tables, one paper towel dispenser, two hand soap dispensers, seven hand soaps, and four mop buckets, as surplus and authorizing their disposal by public auction, sealed bid or destruction, if necessary. (Communications and Marketing - J. Ryan)

**D. DISCUSSION ITEMS.**

1. Public Hearing discussion, consideration, and possible action on a Resolution approving the Heritage Park Mall Area Urban Renewal Plan. (City Attorney - D. Maisch)
2. (PC-2138) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from R-6, Single-Family Detached Residential District to SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District and a resolution to amend the Comprehensive Plan from LDR, Low-Density Residential to OR, Office/Retail for the property described as the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Lot 009, Block 001, also addressed as 401 N. Douglas Blvd., Midwest City, OK 73130. (Community Development - E. Richey)
3. (PC-2139) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from PUD, Planned Unit Development to Amended PUD, Planned Unit Development governed by C-4, General Commercial District and I-2, Moderate Industrial District for the property described as ± 11.73 acres located in the North Half (N/2) of Section Twenty-Seven (27), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, more accurately described as Lots 2A, 2B, 2C, 2D, 2E, 3A, 3B, 3C, 3D, 3E, 3F, and 3G of Soldier Creek Industrial Park also addressed as 7500 NE 23rd St., Midwest City, OK 73141. (Community Development - E. Richey)
4. (PC-2140) Discussion, consideration, and possible action of an ordinance to redistrict from R-6, Single-Family Detached Residential District to R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low-Density Residential to MDR, Medium Density Residential for the property described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, also addressed as 8610 – 8620 (13) 8700 E. Main St., Midwest City, OK 73130. (Community Development - E. Richey)

- 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 March 2023. (Finance - T. Cromar)
2. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager. (Human Resources - T. Bradley)
3. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager. (Human Resources - T. Bradley)
4. Monthly Residential and Commercial Building report for March 2023 Building Report (Engineering & Construction Services - B. Bundy)
5. Code Enforcement report for first quarter of 2023. (Neighborhood Services - M. Stroh)
6. Review of the March 7, 2023 Planning Commission Meeting Minutes. (Community Development - E. Richey)

G. ADJOURNMENT.



## MUNICIPAL AUTHORITY AGENDA

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

April 25, 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 of approving the March 28, 2023 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: Capital Water Improvement Fund, revenue/Transfers In (00) \$990,000; expenditures/Capital Water Improvements (49) \$990,000. FF&E Reserve Fund, expenditures/Hotel/Conf Center (40) \$53,645. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of approving Amendment #1 to a professional services contract with Garver to evaluate various elements associated with the Water Resources Recovery Facility in the amount of \$88,650.00 for a total contract amount of \$221,550.00. (Public Works - R. Paul Streets)
4. Discussion, consideration, and possible action of approving the assignment of the Harmoni Towers, LLC land lease to Tillman Infrastructure, LLC to develop the planned cell tower at 1810 Jim White Drive. (City Attorney - D. Maisch)
5. Discussion, consideration, and possible action of declaring the following equipment from Sewer Department, Line Maintenance division; (1) 2001 Chevrolet 3500, (1) 1995 Shamrock trailer mounted flusher, (1) 1998 Dodge, Dakota, (1) 1989 Ford E350, (1) 2004 International Vactor Combo and (1) Aries sewer camera equipment (inoperable), as surplus and authorizing their disposal by sealed bid, public auction, or by other means as necessary. (Public Works - R. Paul Streets)

C. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action of approving a sole source contract with Community Water Solutions, Inc., in the amount of \$2,990,000.00 to purchase and install a horizontal water well at the Booster Pump Station, in the vicinity of Felix Place north of SE 15th Street. (Public Works - R. Paul Streets)
2. Discussion, consideration, and possible action of entering into a design contract for the Timber Ridge Elevated Storage Tank and Water Tower with Garver, LLC, for a total amount of \$674,900. (Engineering & Construction Services - P. Menefee)

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. FURTHER INFORMATION.

1. Review of the monthly report on the current financial condition of the Delta Hotel at the Reed Center for the period ending March 31, 2023. (Director of Operations - R. Rushing)

F. ADJOURNMENT.



## MEMORIAL HOSPITAL AUTHORITY AGENDA

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

April 25, 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 of approving the March 28, 2023 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration, and possible action of approving a request for a one-year extension to the awarded Memorial Hospital Authority Community Improvement FY 2021-22 Business Assistance Grant. (Administrator - T. Lyon)
3. Discussion, consideration, and possible action of approving a request for a six-month extension to the Midwest City FY 2020-21 Middle Income Homebuyer Assistance Grant for helping more potential homeowners. (Administrator - T. Lyon)
4. Discussion, consideration, and possible action of approving a request for a six-month extension to the Midwest City FY 2021-22 Summer Camp Grant Projects, being 1) Young Storm Raiders, 2) STEM 3D Printing, and 3) Drone Deploy. (Administrator - T. Lyon)
5. Discussion, consideration, and possible action of approving a request for a six-month extension to both of the Public Works awarded Memorial Hospital Authority Community Improvement FY 2021-22 grant projects 1) Tree Replenishment and Improvements at Joe B. Barnes Regional Park; and 2) Christmas Displays for Holiday Lights. (Administrator - T. Lyon)
6. Discussion, consideration, and possible action of approving a request for a six-month extension to the Midwest City FY 2019-20 Municipal Complex Sidewalks Grant to complete various small ADA sidewalk/concrete fixes and improvements around the City Hall complex. (Administrator - T. Lyon)



7. 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)

C. DISCUSSION ITEM.

1. Discussion, consideration, and possible action of approving a request for a six-month extension to Mid-Del Technology to complete their grant fund spending.  
(Administrator - T. Lyon)

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. ADJOURNMENT.



## **SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA**

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

April 25, 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. **DISCUSSION ITEM.**

1. Discussion, consideration and possible action of approving the March 28, 2023 meeting minutes. (Secretary - S. Hancock)

- C. **PUBLIC DISCUSSION.** These items are placed on the Consent Agenda so the Authority, by unanimous consent, can approve routine agenda items by one motion. If any Trustee requests to discuss an item(s), it/they will be removed and heard in regular order. If the Consent Agenda is not approved unanimously, and no item(s) is requested for discussion, then each item will be heard in regular order.

D. **EXECUTIVE SESSION.**

1. Discussion, consideration and possible action of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(11), to confer on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to locate within the City in regards to the YMCA; and 2) in open session, authorizing the General Manager/Administrator to take action as appropriate based on the discussion in executive session. (General Manager/Administrator - T. Lyon)

E. **ADJOURNMENT.**