

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.midwestcityokorg).

Midwest City Council Minutes

June 13, 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 6:02 PM with following members present:

	Ward 4 Sean Reed	City Manager Tim Lyon
Ward 2 Pat Byrne	Ward 5 Sara Bana	City Clerk Sara Hancock
	Ward 6 Rick Favors	City Attorney Don Maisch

Absent: Councilmembers Eads and Bain.

OPENING BUSINESS. The Invocation was given by Assistant City Manager Vaughn Sullivan. The Pledge of Allegiance was led by Ward 2 Pat Byrne. Lyon made community-related announcements and comments. Floyd Eason Mayor of Del City presented Del City Mayoral Proclamation to the City of Midwest City.

CONSENT AGENDA. Bana made a motion to approve the consent agenda with exception of Items 3, 4, 11, 12, 13, 14, seconded by Reed. Voting aye: Byrne, Reed, Bana, Favors and Dukes. Nay: none. Absent: Eads and Bain.

1. Discussion, consideration, and possible action of approving the May 16, 2023 meeting minutes.
2. Discussion, consideration, and possible action of approving the May 23, 2023 meeting minutes.
3. **Discussion, consideration and possible action regarding renewing the Sales Tax Agreement required for Capital Improvement Revenue bonds, Series 2011A and Capital Improvement Refunding Revenue Bonds, Series 2019 for FY 2023-2024.** No Action Taken.
5. Discussion, consideration and possible action of renewing the Fire Equipment Agreement with the Board of County Commissioners of Oklahoma County for FY 23-24 to provide certain firefighting equipment in exchange for furnishing fire protection services for persons and property located within the unincorporated areas of Oklahoma County.
6. Discussion, consideration, and possible action of the acceptance of maintenance bonds from H&H Plumbing and Utilities, Inc. in the amount of \$5,116.50 respectively.
7. Discussion, consideration, and possible action of the acceptance of maintenance bonds from H&H Plumbing and Utilities, Inc. in the amount of \$6,292.83 respectively.
8. Discussion, consideration, and possible action to approve a General Mutual Cooperation Agreement between the City of Midwest City and the Board of County Commissioners of Oklahoma County for the FY 23-24.

9. Discussion, consideration, and possible action of (1) accepting the Quitclaim Deed for a perpetual easement from Oklahoma Department of Transportation lying in part of the SW/4 of Section 12, Township 11 North, Range 2 West; (2) adopting a resolution to release the easement; and (3) adopting the easement release.
10. Discussion, consideration, and possible action of renewing the attached list of contracts for the Engineering and Construction Services Department for FY 23-24.
15. Discussion, consideration, and possible action of declaring the attached list of items as surplus and authorizing disposal by public auction, sealed bid or other means necessary.
16. Discussion, consideration, and possible action of declaring the following equipment from Street Department as surplus and authorizing their disposal by sealed bid, public auction or by other means as necessary.
- 4. Discussion, consideration and possible action regarding a resolution to renew the Projects Agreement required by the Tax Apportionment Refunding Bonds, Taxable Series 2018 for FY 2023-2024.**

Cromar addressed the council. After staff and council discussion, Reed made a motion to approve Resolution 2023-14, seconded by Byrne. Voting aye: Byrne, Reed, Bana, Favors and Dukes. Nay: none. Absent: Eads and Bain. Motion Carried.

- 11. Discussion, consideration, and possible action of approving Amendment #3 to the contract with R.L. Shears Company, PC in an increase of \$40,251 for a total contract price of \$281,662 for the purposes of developing construction plans for the Mid- America Park expansion, a 2018 GO Bond project.**

Bundy addressed the council. After staff and council discussion, Bana made a motion to approve, seconded by Reed. Voting aye: Byrne, Reed, Bana, Favors and Dukes. Nay: none. Absent: Eads and Bain. Motion Carried.

- 12. Discussion, consideration and possible action of reappointing Cy Valanejad and Tammy Cook to the Board of Adjustment for an additional three-year term to end on June 9, 2026.**

Richey addressed the council. After staff and council discussion, Reed made a motion to approve, seconded by Bana. Voting aye: Byrne, Reed, Bana, Favors and Dukes. Nay: none. Absent: Eads and Bain. Motion Carried.

Reed left at 6:20 PM and returned at 6:21 PM.

- 13. Discussion, consideration, and possible action of appointing Rick Rice to the Midwest City Planning Commission to fulfill the unexpired term of Jim Campbell (Ward 2), to end on August 12, 2023 and to appoint him for a full three-year term to expire August 26, 2026; and re-appointing Jim Smith, (Ward 1); Dean Hinton, (Ward 6); and Rick Dawkins, (Ward 3) to serve three-year terms to end on August 26, 2026.**

Richey addressed the council. After staff and council discussion, Reed made a motion to approve, seconded by Bana. Voting aye: Byrne, Reed, Bana, Favors and Dukes. Nay: none. Absent: Eads and Bain. Motion Carried.

14. Discussion, consideration, and possible action of appointing Ms. Marcey Nash for Midwest City Council Ward 6 for a three-year term, ending June 13, 2028 to replace, Ms. Sherry Beard who resigned as the Ward 6 representative for the Midwest City Tree Board.

Bana made a motion to approve, seconded by Reed. Voting aye: Byrne, Reed, Bana, Favors and Dukes. Nay: none. Absent: Eads and Bain. Motion Carried.

DISCUSSION ITEMS.

1. (PC-2140) Public Hearing, 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 – 8700 E. Main St., Midwest City, OK 73130.

Richey addressed the council. After staff and council discussion, Reed made a motion to approve Ordinance 3517 and Resolution 2023-13, seconded by Byrne. Voting aye: Byrne, Reed, Bana, Favors and Dukes. Nay: none. Absent: Eads and Bain. Motion Carried.

2. Public hearing with discussion, consideration and vote on a resolution approving the City of Midwest City, Oklahoma budget for fiscal year 2023-2024 in the amount of \$126,359,555 and establishing budget amendment authority.

Glenn Goldschlager of 1409 Evergreen Cir, and Nannette Cummings of 1217 Alan Ln., Fire Union President Beabout, Fire Chief Norton, and Lyon addressed council. After staff and council discussion, Reed made a motion to approve Resolution 2023-16, seconded by Byrne. Voting aye: Byrne, Reed, Favors and Dukes. Nay: Bana. Absent: Eads and Bain. Motion Carried.

6:41PM Mayor left chair, but remained in Chamber's. Returned at 6:41 PM.

NEW BUSINESS/PUBLIC DISCUSSION.

At 6:49 PM Reed made a motion to recess, seconded by Byrne. Voting aye: Byrne, Reed, Bana, Favors and Dukes. Nay: none. Absent: Eads and Bain. Motion Carried.

At 7:01 PM Reed made a motion to reconvene, seconded by Byrne. Voting aye: Byrne, Reed, Bana, Favors and Dukes. Nay: none. Absent: Eads and Bain. Motion Carried.

EXECUTIVE SESSION.

1. Discussion, consideration, and possible action to enter into executive session, as allowed under Title 25 Section 307 (B)(4) to discuss confidential communications between a public body and its attorney concerning a pending investigation, claim, or action of the public body when the advice of its attorney, determines that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest and authorizing the City Manager to take action as appropriate based on discussion regarding 1) Resolution 2023-12 that declared buildings 401A, 401B, 403, 405, 407, 409, 411, 413, 415, 433, 437, and 439 located at 1200 N Air Depot Blvd as dilapidated; and 2) the legal opinion of outside counsel regarding contractual issues.

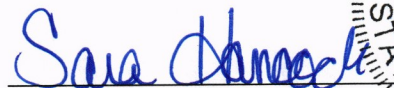
At 7:03 PM Reed made a motion to enter into Executive Session, seconded by Byrne. Voting aye: Byrne, Reed, Bana, Favors and Dukes. Nay: none. Absent: Eads and Bain. Motion Carried.

At 7:46 PM Reed made a motion to return to open session, seconded by Favors. Voting aye: Byrne, Reed, Bana, Favors and Dukes. Nay: none. Absent: Eads and Bain. Motion Carried.

No Action Needed.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 7:46 PM.

ATTEST:


SARA HANCOCK, City Clerk




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

June 13, 2023

This meeting was held in the 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 6:49 PM with the following members present:

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

Absent: Trustee Eads and Bain.

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

1. Discussion, consideration, and possible action of approving the May 16, 2023 meeting minutes.
3. **Discussion, consideration and possible action regarding renewing the Sales Tax Agreement required for Capital Improvement Revenue bonds, Series 2011A and Capital Improvement Refunding Revenue Bonds, Series 2019 for FY 2023-2024. No Action Taken.**
4. Discussion, consideration, and possible action of approving a Resolution (1) authorizing the General Manager to file application with the Oklahoma Water Resources Board (OWRB) for financial assistance through the Clean Water State Revolving Fund Program, with the loan proceeds being for the purpose of financing sewer system improvements for the City of Midwest City, Oklahoma, (2) authorizing and directing the General Manager to execute a professional services agreement with a qualified firm or individual to serve as Bond Counsel, and (3) containing other provisions related thereto. No Action Taken.
2. **Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2022-2023, increase: Golf Fund, revenue/Miscellaneous (00) \$5,510; expenditures/John Conrad Regional Golf (47) \$5,510.**

Cromar and Lyon addressed the council. After staff and council discussion, Reed made a motion to approve, seconded by Favors. Voting Aye: Byrne, Reed, Favors, and Dukes. Nay: Bana. Absent: Eads and Bain. Motion Carried.

DISCUSSION ITEM.

1. **Public hearing with discussion, consideration and vote on a resolution of the Midwest City Municipal Authority approving its budget for Fiscal Year 2023-2024 in the amount of \$52,313,916.**

Byrne made a motion to approve Resolution MA2023-02, seconded by Reed. Voting Aye: Byrne, Reed, Favors, and Dukes. Nay: Bana. Absent: Eads and Bain. Motion Carried.

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 6:53 PM.

ATTEST:

Sara Hancock
SARA HANCOCK, Secretary



Matthew D. Dukes II
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.midwestcityok.org).

Midwest City Memorial Hospital Authority Minutes

June 13, 2023

This meeting was held in the 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 6:53 PM with the following members present:

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

Absent: Trustees Eads and Bain

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

1. Discussion, consideration, and possible action of approving the May 16, 2023 meeting minutes.
2. Discussion, consideration and possible action regarding Resolution HA2023-02 to renew the Projects Agreement required by the Tax Apportionment Refunding Bonds, Taxable Series 2018 for FY 2023-2024.
3. Discussion, consideration and possible action of approving the management representation letters to Grant Thornton LLP and accepting the drafts of the final reports associated with Combined Financial Statements of Sooner Town Center, LLC and Sooner Town Center II, LLC for calendar years 2021 and 2022.

DISCUSSION ITEM.

1. **Public hearing with discussion, consideration and vote on a resolution of the Midwest City Memorial Hospital Authority approving its budget for Fiscal Year 2023-2024 in the amount of \$7,216,488 for the Discretionary, \$3,704,365 for the Compounded Principal, \$3,040,000 for the In Lieu of-ROR-Miscellaneous, \$531,029 for the Grants divisions, and \$1,622,033 for the Sooner Rose Tax Increment Financing.**

Lyons addressed the Trustees. Byrne made a motion to approve Resolution HA2023-02, seconded by Reed. Voting aye: Byrne, Reed, Favors and Dukes. Nay: Bana. Absent: Eads and Bain. Motion carried.

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

ADJOURNMENT. There being no further business, Chairman Dukes adjourned the meeting at 6:57 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**

June 13, 2023

This meeting was held in the 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 6:57 PM with the following members present:

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

Absent: Trustees Eads and Bain

CONSENT AGENDA. Bana made a motion to approve the consent agenda with exception of Item 3, seconded by Reed. Voting aye: Byrne, Reed, Bana, Favors, and Dukes. Nay: none. Absent: Eads and Bain. Motion carried.

1. Discussion, consideration, and possible action of approving the May 16, 2023 meeting minutes.
2. Discussion, consideration and possible action of approving the management representation letters to Grant Thornton LLP and accepting the drafts of the final reports associated with Combined Financial Statements of Sooner Town Center, LLC and Sooner Town Center II, LLC for calendar years 2021 and 2022.
3. **Discussion, consideration and possible action to amend and/or approve a resolution of the Midwest City Economic Development Authority approving that certain “Economic Development Assistance Agreement,” by and between the Midwest City Economic Development Authority, the Midwest City Utilities Authority, and American Glass, Inc. (the “Development Assistance Agreement”); authorizing and directing the execution and delivery of the Development Assistance Agreement; and containing other provisions relating thereto.**
No Action Taken.
4. Discussion, consideration and possible action to amend and/or 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 Fifth Amendment.

DISCUSSION ITEM.

1. **Public hearing with discussion, consideration and vote on a resolution of the Midwest City Economic Development Authority approving its budget for Fiscal Year 2023-2024 in the amount of \$386,098.**

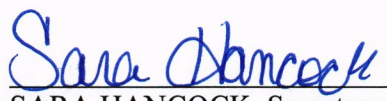
Favors made a motion to approve Resolution EDA2023-01, seconded by Byrne. Voting aye; Byrne, Reed, Favors and Dukes. Nay: Bana. Absent: Eads and Bain. Motion Carried.

PUBLIC DISCUSSION. There was no public discussion.

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 6:59 PM.

ATTEST:


SARA HANCOCK, Secretary




MATTHEW D. DUKES II, Chairman

Notice for the Midwest City Utilities Authority special meeting was filed with the City Clerk of Midwest City 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 Utilities Authority Minutes
Special Meeting**

June 13, 2023

This meeting was held in the 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 6:59 PM with the following members present:

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

Absent: Trustee Eads and Bain

CONSENT AGENDA. Reed made a motion to approve the consent agenda with exception of Item 2, seconded by Byrne. Voting Aye: Byrne, Reed, Bana, Favors and Dukes. Nay: None. Absent: Eads and Bain. Motion carried.

1. Discussion, consideration and possible action of approving the February 28, 2023 meeting minutes.
2. **Discussion, consideration and possible action to amend and/or approve a resolution of the Midwest City Utilities Authority approving that certain “Economic Development Assistance Agreement,” by and between the Midwest City Economic Development Authority, the Midwest City Utilities Authority, and American Glass, Inc. (the “Economic Development Assistance Agreement”); authorizing and directing the execution and delivery of the Development Assistance Agreement; and containing other provisions relating thereto. No Action Taken.**

DISCUSSION ITEM.

1. **Public hearing with discussion, consideration and vote on a resolution of the Midwest City Utilities Authority approving its budget for Fiscal Year 2023-2024 in the amount of \$523.**

Reed made a motion to approve Resolution UA2023-02, seconded by Byrne. Voting Aye: Byrne, Reed, Favors and Dukes. Nay: Bana. Absent: Eads and Bain. Motion carried.

PUBLIC DISCUSSION. There was no public discussion.

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 7:01 PM.

ATTEST:


SARA HANCOCK, Secretary




MATTHEW D. DUKES II, Chairman