



CITY OF MIDWEST CITY MEETINGS FOR JUNE 13, 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 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

June 13, 2023 – 6:00 PM

Presiding members: Mayor Matt Dukes

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

A. CALL TO ORDER.

B. OPENING BUSINESS.

-  Invocation by Assistant City Manager Vaughn Sullivan
-  Pledge of Allegiance by Ward 1 Susan Eads
-  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(s) will be removed and heard in regular order.

1. Discussion, consideration, and possible action of approving the May 16, 2023 meeting minutes. (City Clerk - S. Hancock)
2. Discussion, consideration, and possible action of approving the May 23, 2023 meeting minutes. (City Clerk - S. Hancock)
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. (Finance - T. Cromar)
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. (Finance - T. Cromar)
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. (Fire - B. Norton)
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. (Engineering & Construction Services - P. Menefee)

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. (Engineering & Construction Services - P. Menefee)
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. (Engineering & Construction Services - P. Menefee)
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. (Engineering & Construction Services - B. Bundy)
10. Discussion, consideration, and possible action of renewing the attached list of contracts for the Engineering and Construction Services Department for FY 23-24. (Engineering & Construction Services - B. Bundy)
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. (Engineering & Construction Services - B. Bundy)
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. (Community Development - E. Richey)
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. (Community Development - E. Richey)
14. Discussion, consideration, and possible action of appointing Ms. Marcy 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. (Public Works - R. Paul Streets)
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. (Police - S. Porter)
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. (Public Works - R. Paul Streets)

D. 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. (Community Development - E. Richey)
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. (Finance - T. Cromar)

E. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statue 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. 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. (City Manager - T. Lyon)

G. FURTHER INFORMATION.

1. Review of the City Manager's Report for the month of April 2023. (Finance - T. Cromar)
2. Review of the April 5, 2023 Planning Commission Minutes. (Community Development - E. Richey)
3. Monthly Residential and Commercial Building report for May 2023. (Engineering & Construction Services - B. Bundy)

H. ADJOURNMENT.



MUNICIPAL AUTHORITY AGENDA

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

June 13, 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 May 23, 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: Golf Fund, revenue/Miscellaneous (00) \$5,510; expenditures/John Conrad Regional Golf (47) \$5,510. (Finance - T. Cromar)
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. (Finance - T. Cromar)
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. (Public Works - R. Paul Streets)

C. 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. (Finance - T. Cromar)

D. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statue 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.





MEMORIAL HOSPITAL AUTHORITY AGENDA

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

June 13, 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(s) will be removed and heard in regular order.

1. Discussion, consideration, and possible action of approving the May 23, 2023 meeting minutes. (Secretary - S. Hancock)
2. 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. (Finance - T. Cromar)
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. (Finance - T. Cromar)

C. 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. (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. ADJOURNMENT.



SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA

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

June 13, 2023 – 6:03 PM

Presiding members: Chairman Matthew Dukes

Trustee Susan Eads

Trustee Pat Byrne

Trustee Megan Bain

Trustee Sean Reed

Trustee Sara Bana

Trustee Rick Favors

City Staff:

General Manager Tim Lyon

Secretary Sara Hancock

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 May 23, 2023 meeting minutes. (Secretary - S. Hancock)
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. (Finance - T. Cromar)
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. (Economic Development – R. Coleman)
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. (Economic Development – R. Coleman)

C. 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. (Finance - T. Cromar)

D. 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.**

E. ADJOURNMENT.





MIDWEST CITY SPECIAL UTILITIES AUTHORITY AGENDA
City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

June 13, 2023 – 6:04 PM

Presiding members: Mayor Matthew Dukes	City Staff:
Trustee Susan Eads	General Manager Tim Lyon
Trustee Pat Byrne	Secretary Sara Hancock
Trustee Megan Bain	Authority Attorney Don Maisch
Trustee Sean Reed	
Trustee Sara Bana	
Trustee Rick Favors	

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(s) will be removed and heard in regular order.

1. Discussion, consideration and possible action of approving the February 28, 2023 meeting minutes. (Secretary - S. Hancock)
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. (Economic Development – R. Coleman)

C. **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. (Finance - T. Cromar)

D. **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.**

E. **ADJOURNMENT.**