

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).

Midwest City Council Minutes

September 26, 2023

This meeting was held in the Midwest City Council Chamber at City Hall, 100 N Midwest Blvd, 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 2 Pat Byrne	City Manager Tim Lyon
Ward 3 Rick Dawkins	Ward 4 Sean Reed	Acting City Clerk Susan Mullendore
Ward 5 Sara Bana	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 Councilmember Rick Favors. Mayor Dukes read the Mayoral Proclamations for Super Recyclers Month; Suicide Prevention, Recovery Awareness Month; and Catholic Charities. City Manager Lyon made community-related announcements and comments.

CONSENT AGENDA. Eads made a motion to approve the consent agenda with exception to pull item #6, seconded by Bana. Voting Aye: Eads, Byrne, Dawkins, Reed, Bana, Favors, and Dukes. Nay: none. Motion Carried.

1. Discussion, consideration, and possible action to approve the August 22, 2023 meeting minutes.
2. Discussion, consideration, and possible action to approve the minutes of the August 29, 2023 special meeting.
3. Discussion, consideration, and possible action to approve the minutes of the August 31, 2023 special meeting.
4. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: CDBG Fund, expenditures/Grants Management (39) \$90,271. Grants Fund, revenue/Intergovernmental (88) \$409,728; expenditures/Transfers Out (88) \$409,728. Disaster Relief Fund, revenue/Transfers In (88) \$409,728.
5. Discussion, consideration, and possible action of approving a Public Safety Answering Point Agreement with SSM Health-St. Anthony Hospital- Midwest to provide dispatching services for their ambulance services from July 1, 2023 through June 30, 2024 for a total amount of \$220,774.80.
7. Discussion, consideration, and possible action of entering into a memorandum of understanding (MOU) with RAMWC, LLC for a waterline extension to serve Marion C. Reed Ballpark from their project located at 9309 SE 29th St.
8. Discussion, consideration, and possible action of amendment #2 for Professional Services with Plummer Associates Inc. in the amount of \$59,403 to provide services to split the North Side Utilities project into separate sanitary sewer and water projects and pursue grant funding with the water project.
9. Discussion, consideration, and possible action of the acceptance of maintenance bonds from Arrow Contracting and Utilities, LLC in the amount of \$15,977.00 respectively.

10. Discussion, consideration, and possible action of the approval of Change Order 1 for the 2018 Bond Asphalt Phase 3 project with Ellsworth OKC Inc. in the amount of \$73,308.89 respectively.
 11. Discussion, consideration, and possible action of the acceptance of maintenance bonds from H&H Plumbing and Utilities, Inc. in the amount of \$418.00 respectively.
 12. Discussion, consideration, and possible action of appointing Ms. Gail Fry to the Midwest City Arts Council as the Mayoral representative for a three-year term ending on January 12, 2027.
 13. Discussion, consideration, and possible action of appointing Ms. Cindy Mikeman to the Midwest City Historical Society as the Mayoral representative for a three-year term ending January 12, 2027.
 14. Discussion, consideration, and possible action of appointing Ms. Lindse Barks to the Midwest City Arts Council as the Ward 2 representative for a one-year term ending on January 14, 2025.
 15. Discussion, consideration, and possible action of appointing Mr. Bob Osmond to the Midwest City Historical Society as the Ward 2 representative for a one-year term ending January 14, 2025.
 16. Discussion, consideration, and possible action of appointing Mrs. Malana Bracht to the Midwest City Historical Society as the Ward 4 representative for a two-year term ending January 13, 2026.
 17. Discussion and consideration, and possible action of appointing Matthew Weber to a three year term for the City of Midwest City Builder's Advisory Board ending September 22, 2026.
 18. Discussion, consideration, and possible action appointing Mr. Hiawatha Bouldin (Mayor's Seat) until 05-27-26, Chris Cooney (Ward 1) until 07-25-26, and David Clampitt (Ward 2) until 05-27-26 to the Midwest City Park & Recreation Board.
 19. Discussion, consideration and possible action, declaring a lateral (2) two-drawer file cabinet as surplus authorizing disposal by public auction, sealed bid or destruction, if necessary.
 20. Discussion, consideration and possible action declaring a 2007 Chevy Colorado, as surplus and authorizing disposal by public auction, sealed bid or other means as necessary.
- 6. Discussion, consideration and possible action of authorizing Tim Lyon, City Manager, to submit a letter of intent to apply for an opioid abatement grant award with the Oklahoma Attorney General's Office.**

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

DISCUSSION ITEMS.

1. **Public Hearing, discussion, consideration and to provide interested persons an opportunity be heard pursuant to Title 62, Section 859 of the Oklahoma Statutes regarding the provisions of the First Amendment to Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma ("Increment District Number Three"): (i) to provide \$450,000 in development financing assistance to American Glass, Inc. ("AGI") in connection with the development of a new headquarters and manufacturing facility to be located in the Soldier Creek Industrial Park, 7450 NE 23rd Street; (ii) to provide funds in the amount of \$5,600,000 for the construction of utility improvements to serve the 112,488 square foot Centrillium Protein Plant, located at approximately 7210 NE 36th Street with such**

facilities to be operated by Centrillum Protein, Inc. an Oklahoma corporation (“Centrillum”); (iii) to provide funding for rail line improvements in the amount of \$3,000,000 to serve the Centrillum site and reduce its cost of interstate transport and to serve the Soldier Creek Industrial Park and the AGI site; and (iv) to fund \$750,000 for public improvement projects in the NE 23rd Street corridor.

Coleman and Dan McMahan addressed the council. No Action Required.

- 2. Discussion, consideration and possible action to approve and/or amend an ordinance approving that certain “First Amendment to the Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (“North Side Improvement District”); ratifying and confirming actions, recommendations and findings of the Midwest City Local Development Act Review Committee; amending the Project Plan for “Increment District Number Three, City of Midwest City, Oklahoma”; adopting certain findings; providing for severability; and containing other provisions relating thereto; and declaring an emergency. (Presentation by Dan McMahan, Representing the City of Midwest City, OK.)**

Bana made a motion to approve Ordinance 3532, seconded by Byrne. Voting Aye: Eads, Byrne, Dawkins, Reed, Bana, Favors, and Dukes. Nay: none. Motion Carried.

No action was taken on the emergency clause.

- 3. (PC-2145) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Planned Unit Development (“PUD”) governed by Medium Density Residential District (“R-MD”) to Community Commercial District (“C-3”); and for a resolution to amend the Comprehensive Plan from Office/Retail (“OR”) to Commercial (“COM”), for the property described as a tract of land lying in the Southwest Quarter (SW ¼) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Section 34; Thence N 89°51’43” E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36’11” W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36’11” W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence N 89°23’49” E a distance 147.92 feet; Thence S 45°36’11” E a distance of 35.36 feet; Thence S 00°36’11” E and a distance of 115.70 feet; Thence S 89°23’49” W a distance of 172.92 feet to the POINT OF BEGINNING.**

Richey, Bundy, J.W. Speaks of 3712 Shadybrook Dr., and Katelyn Turner, on behalf of applicant, addressed the council. After discussion, Reed made a motion to approve Ordinance 3533 and Resolution 2023-27 including all Staff Comments in memo, seconded by Byrne. Voting Aye: Eads, Byrne, Reed, Bana, Favors, and Dukes. Nay: none. Abstain: Dawkins. Motion Carried.

- 4. (PC-2146) Public hearing, discussion, consideration, and possible action of approval of the Preliminary Plat of Glenhaven described as a tract of land lying in the Southwest Quarter (SW ¼) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, being more at the Southwest corner of said Section 34; Thence N 89°51’43” E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36’11” W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36’11” W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence N 89°23’49” E a distance 147.92 feet; Thence S 45°36’11” E a distance of 35.36 feet; Thence S 00°36’11” E and a distance of 115.70 feet; Thence S 89°23’49” W a distance of 172.92 feet to the POINT OF BEGINNING.**

Richey and Katelyn Turner, on behalf of applicant, addressed the council. Byrne made a motion to approve the preliminary plat, seconded by Bana. Voting Aye: Eads, Byrne, Reed, Bana, Favors, and Dukes. Nay: none. Abstain: Dawkins. Motion Carried.

- 5. (PC-2152) Public hearing, discussion, consideration, and possible action of approving a resolution for a Special Use Permit (SUP) to allow the use of a Group Care Facility in the (R-6) Single-Family Detached Residential District for the property described as a part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Twelve (12) North, Range Two West, located at 9737 Oak Tree Terrace, Midwest City, Oklahoma.**

Richey, Tyrica Jones of 9737 Oak Tree Ter., and Paul Smith of 315 E Ridgewood Dr. addressed the council. After discussion, Eads made a motion to approve Resolution 2023-28 with the amended language to include “maximum of 4 residents, one vehicle per resident or family unit,” as well as all Staff Comments per memo, seconded by Byrne. Voting aye: Eads, Reed, Bana, Favors, and Dukes. Nay: Byrne and Dawkins. Motion carried.

At 7:31 PM Council took a recess and reconvened at 7:40 PM.

- 6. (TS-453) Discussion, consideration, and possible action of recommending the installation of NO U TURN signs at the ends of the new median located on South Douglas Boulevard at Soldier Creek Elementary School.**

Bundy and Jim Trammell of 1217 Three Oaks Cir. addressed the council. Eads made a motion to approve, seconded by Reed. Voting aye: Eads, Byrne, Dawkins, Reed, Bana, Favors, and Dukes. Nay: none. Motion Carried.

- 7. (TS-454) Discussion, consideration, and possible action of recommending the installation of a DO NOT BLOCK INTERSECTION sign at the intersection of Glenhaven Drive and Reno Avenue.**

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

- 8. Discussion, consideration, and possible action of awarding the bid to and entering into a contract with 4M Trenching, LLC for \$2,042,499 to construct the North Side Utilities Sanitary Sewer Project. City Council delegates the Mayor to sign and execute the contract.**

Bundy addressed the council. Bana made a motion to approve the award of bid and enter into the contract, seconded by Reed. Voting aye: Eads, Byrne, Dawkins, Reed, Bana, Favors, and Dukes. Nay: none. Motion Carried.

- 9. Discussion, consideration and possible action to amend Chapter 30, Parks and Recreation, of Midwest City Municipal Code, Article I, In General, by amending Section 30-1, Park hours, posting signs, trespass, disorderly conduct; penalty; and providing for repealer and severability.**

Ryan addressed the council. Byrne made a motion to approve Ordinance 3531, seconded by Dawkins. Voting aye: Eads, Byrne, Dawkins, Reed, Bana, Favors, and Dukes. Nay: none. Motion Carried.

- 10. Discussion, consideration, and possible action of approving a resolution opposing the proposed Interstate Forty (I-40) and South Post Road location of the new Oklahoma County Detention Facility near Tinker Air Force Base, the Midwest City Multi-athletic Complex Facility, and certain Mid-Del Public Schools Campuses.**

Eads made a motion to approve Resolution 2023-26, seconded by Reed. Voting aye: Eads, Byrne, Dawkins, Reed, Bana, Favors, and Dukes. Nay: none. Motion Carried.

NEW BUSINESS/PUBLIC DISCUSSION.


Carolyn Doerr of 2528 Murray Dr. addressed the council concerning the traffic in front of Midwest City Middle School.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 8:16 PM.

ATTEST:




MATTHEW D. DUKES II, Mayor


SARA HANCOCK, City Clerk

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

September 26, 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 8:16 PM with the following members present:
Trustee Susan Eads Trustee Sean Reed General Manager Tim Lyon
Trustee Pat Byrne Trustee Sara Bana Acting Secretary Susan Mullendore
Trustee Rick Dawkins Trustee Rick Favors Authority Attorney Don Maisch
Absent: Secretary Sara Hancock

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

1. Discussion, consideration, and possible action to approve the August 22, 2023 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Capital Sewer Improvements Fund, expenditures/ Sewer Improvements (44) \$59,190. Wastewater Fund, expenditures/Wastewater (43) \$22,100.
3. Discussion, consideration, and possible action of declaring the following equipment from Water Resource Recovery Facility (1) 1999 IHC 4900 Dump Truck VIN # 1HTSDAAR0XH643477 as surplus and authorizing its disposal by sealed bid, public auction, or by other means as necessary.

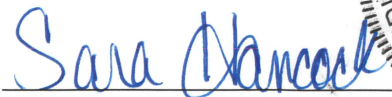
NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.


At 8:16 PM Byrne left seat, but remained in Chambers.

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 8:17 PM.

ATTEST:


SARA HANCOCK, Secretary




MATTHEW D. DUKES II, Chairman

Notice for the Midwest City 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

September 26, 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 8:17 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Acting Secretary Susan Mullendore
Trustee Rick Dawkins	Trustee Rick Favors	Authority Attorney Don Maisch

DISCUSSION ITEMS.

1. Discussion, consideration, and possible action to approve the August 22, 2023 meeting minutes.

Reed made a motion to approve the minutes, seconded by Bana. Voting Aye: Eads, Byrne, Dawkins, Reed, Bana, Favors, and Dukes. Nay: none. Motion Carried.

2. Discussion, consideration and possible action, to approve a resolution declaring 2818, 2820 and 2824 Parklawn DR (a/k/a ± 68,198 ft.² located in the South Half of the Southeast Quarter of Section 34, Township 12 North, Range 2 West, I.M.) as surplus; and approving an Agreement to exchange said property with SSM Healthcare of Oklahoman, Inc. for 601 National AV (a/k/a ± 72,310 ft.² located in the Northeast Quarter of the Southeast Quarter of Section 34, Township 12, North Range 2 West, I.M.

Coleman addressed Trustees. Byrne made a motion to approve Resolution HA2023-04 with amended language of “made” to “may” in Section 2 and add “and to close the real estate transactions contemplated by such Agreement” to the last sentence in Section 3, seconded by Reed. Voting Aye: Byrne, Dawkins, Reed, Bana, Favors, and Dukes. Nay: Eads. Motion Carried.

3. Discussion, consideration and possible action to amend and/or approve a resolution of the Midwest City Memorial Hospital Authority declaring 8800 – 8832 SE 29th Street (a/k/a +/- 12.85 acres located in the Northeast Quarter of Section 14, Township 11 North, Range 2 West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma) as surplus, and amending and/or approving that certain “Agreement for the Purchase and Sale of Real Estate”, by and Between the Midwest City Memorial Hospital Authority and Sooner Investment, Inc. (the “Real Estate Agreement”); Authorizing and directing execution and delivery of the Real Estate Agreement; and containing other provisions relating thereto. No Action Taken.

4. Discussion, consideration, and possible action to reallocate assets as recommended from our financial advisor.

Cromar addressed the Trustees. After Staff and Trustee discussion, Reed made a motion to approve the recommendations, seconded by Bana. Voting Aye: Eads, Byrne, Dawkins, 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, Chairman Dukes adjourned the meeting at 8:26 PM.

ATTEST:

Sara Hancock
SARA HANCOCK, Secretary



Matthew D. Dukes II
MATTHEW D. DUKES II, Chairman