



CITY OF MIDWEST CITY MEETINGS FOR SEPTEMBER 26, 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

September 26, 2023 – 6:00 PM

Presiding members: Mayor Matt Dukes

Ward 1 Susan Eads

Ward 3 Rick Dawkins

Ward 5 Sara Bana

Ward 2 Pat Byrne

Ward 4 Sean Reed

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 Council member Rick Favors
-  Mayoral Proclamations: Super Recyclers Month; Suicide Prevention, Recovery Awareness Month; and Catholic Charities
-  Community-related announcements and comments

C. 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 there is not unanimous consent, then the item(s) will be removed and heard in regular order.

1. Discussion, consideration, and possible action to approve the August 22, 2023 meeting minutes. (City Clerk - S. Hancock)
2. Discussion, consideration, and possible action to approve the minutes of the August 29, 2023 special meeting. (City Clerk - S. Hancock)
3. Discussion, consideration, and possible action to approve the minutes of the August 31, 2023 special meeting. (City Clerk - S. Hancock)
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/Inter-governmental (88) \$409,728; expenditures/Transfers Out (88) \$409,728. Disaster Relief Fund, revenue/Transfers In (88) \$409,728. (Finance - T. Cromar)
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. (Director of Operations - R. Rushing)

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. (Grants Management - T. Craft)
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. (Engineering & Construction Services - B. Bundy)
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. (Engineering & Construction Services - B. Bundy)
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. (Engineering & Construction Services - P Menefee)
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. (Engineering & Construction Services - P. Menefee)
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. (Engineering & Construction Services - Patrick Menefee)
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. (City Manager - T. Lyon)
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. (City Manager - T. Lyon)
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. (City Manager - T. Lyon)
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. (City Manager - T. Lyon)
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. (City Manager - T. Lyon)

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. (Engineering & Construction Services - R. Fryar)

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. (Communications & Recreation – J. Ryan)

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. (City Clerk - S. Hancock)

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. (Neighborhood Services - M. Stroh)

D. 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 Centrillium Protein, Inc. an Oklahoma corporation (“Centrillium”); (iii) to provide funding for rail line improvements in the amount of \$3,000,000 to serve the Centrillium 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. (Economic Development - R. Coleman)

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.)(Economic Development - R. Coleman)

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. (Planning & Zoning - E. Richey)
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 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. (Planning & Zoning - E. Richey)
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 (2) West, located at 9737 Oak Tree Terrace, Midwest City, Oklahoma. (Planning & Zoning - E. Richey)
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. (Engineering & Construction Services - P. Menefee)
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. (Engineering & Construction Services - P. Menefee)

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. (Engineering & Construction Services - B. Bundy)
 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. (Communication & Recreation – J. Ryan)
 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. (City Manager - T. Lyon)
- 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 August 2023. (Finance - T. Cromar)
 2. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for August 2023. (Human Resources - T. Bradley)
 3. Code Enforcement Report for July and August 2023. (Neighborhood Services - M. Stroh)
 4. Monthly Residential and Commercial Building report for August 2023. (Engineering & Construction Services—B. Bundy)
 5. Review of the August 1, 2023 Planning Commission Meeting Minutes. (Planning & Zoning - E. Richey)
- G. ADJOURNMENT.



MUNICIPAL AUTHORITY AGENDA

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

September 26, 2023 – 6:01 PM

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| 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 Rick Dawkins | 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 there is not a unanimous consent, then the item(s) will be removed and heard in regular order.

1. Discussion, consideration, and possible action to approve the August 22, 2023 meeting minutes. (Secretary - S. Hancock)
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. (Finance - T. Cromar)
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. (Public Works - R. Paul Streets)

C. 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.

D. 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 August 31, 2023. (Director of Operations - R. Rushing)

E. ADJOURNMENT.



MEMORIAL HOSPITAL AUTHORITY AGENDA

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

September 26, 2023 – 6:02 PM

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|---|---------------------|-------------------------------|
| 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 Rick Dawkins | Trustee Rick Favors | Authority Attorney Don Maisch |

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action to approve the August 22, 2023 meeting minutes. (Secretary - S. Hancock)
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. (Economic Development - R. Coleman)
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. (Economic Development – R. Coleman)
4. Discussion, consideration, and possible action to reallocate assets as recommended from our financial advisor. (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.