



CITY OF MIDWEST CITY MEETINGS FOR DECEMBER 12, 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.



MIDWEST CITY
Where the Spirit Flies High

CITY OF MIDWEST CITY COUNCIL AGENDA

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

December 12, 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 Councilmember Rick Dawkins
-  Community-related announcements and comments

C. CONSENT AGENDA. These items are placed on the Consent Agenda so the Council members, by unanimous consent, can approve routine agenda items by one motion. If any Council members 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 November 14, 2023 meeting minutes. (City Clerk - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2023-2024, increase: Street Tax Fund, expenditures/Park & Recreation (06) \$10,000. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of accepting a Permanent Easement from Oklahoma County across their land located in Section 22, Township 12N, Range 2W; of the Indian Meridian, Oklahoma County, Oklahoma. Parcel is associated with the building located at 7401 NE 23rd St. (Engineering & Construction Services - B. Bundy)
4. Discussion, consideration and possible action of 1) approval of the Land and Water Conservation Fund (LWCF) Project Agreement for the Mid America Park Expansion Project – Phase II; 2) authorization to submit the approved agreement and certifications to the Oklahoma Tourism and Recreation Department; and 3) authorization of the Mayor and City Manager to enter into the necessary contracts to implement said project. (Grants Management - T. Craft)
5. Discussion, consideration, and possible action of reappointing John Reininger to a three year term for the City of Midwest City ADA Transition Plan Committee. (Engineering & Construction Services - B. Bundy)

6. Discussion, consideration, and possible action of declaring (7) desks, (1) bookshelf and (1) shredder as surplus and authorizing disposal by public auction, sealed bid or other means necessary. (Police - S. Porter)

D. DISCUSSION ITEMS.

1. (PC-2122) Public hearing, discussion, consideration, and possible action to approve a resolution to amend the Comprehensive Plan for the property at 9809 SE 15th Street to Office/Retail Land Use. (Planning & Zoning - E. Richey)
2. (PC-2123) Public hearing, discussion, consideration, and possible action to approve a resolution to amend the Comprehensive Plan for the property at 7210 NE 36th Street to Industrial Land Use. (Planning & Zoning - E. Richey)
3. (PC-2153) Public hearing, discussion, consideration, and possible action of approval of the Preliminary Plat of Eagle Landing for the property described as a part of the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian also addressed as 10601-10603-10607 SE 15th Street, Midwest City, OK 73130. (Planning & Zoning - M. Summers)
4. (PC-2154) Public hearing, discussion, consideration, and possible action approving a Resolution amending the Comprehensive Plan from Office/ Retail Land Use to Commercial Land Use and; an Ordinance to Redistrict from C-3, Community Commercial District to C-4, General Commercial District for the property described as a part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 422 N. Air Depot Blvd., Midwest City, OK. (Planning & Zoning - M. Summers)
5. (PC-2155) Public hearing, discussion, consideration, and possible action for a Special Use Permit (SUP) to allow Automotive Equipment: Heavy in the (C-4) General Commercial District for the property described as a part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 422 N. Air Depot Blvd., Midwest City. (Planning & Zoning - M. Summers)
6. Discussion, consideration, and possible action of approving, amending, revising or rejecting a Resolution relating to the incurring of indebtedness by the Trustees of the Midwest City Municipal Authority in an aggregate principal amount of not to exceed Four Million Dollars (\$4,000,000.00), approving documents as may be necessary or required and declaring an emergency. (Public Works - R. Paul Streets)

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 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.

F. FURTHER INFORMATION.

1. Review of the City Manager's Report for the month of October 2023. (Finance - T. Cromar)
2. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for October 2023. (Human Resources - T. Bradley)
3. Review of the September 5, 2023 Planning Commission Meeting Minutes. (Planning & Zoning - M. Summers)
4. Review of the October 3, 2023 Board of Adjustment Meeting Minutes. (Planning & Zoning - M. Summers)
5. Monthly Residential and Commercial Building report for October 2023 Building Report (Engineering & Construction Services—B. Bundy)
6. Review of the October 13, 2021 Park Land Review Committee Minutes. (Planning & Zoning - E. Richey)

G. ADJOURNMENT.



MUNICIPAL AUTHORITY AGENDA

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

December 12, 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 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 November 14, 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: Sewer Construction Fund, expenditures/Sewer Construction (46) \$169,000. Sanitation Fund, expenditures/Sanitation (41) \$72,013. Stormwater Fund, revenue/Miscellaneous (00) \$1,000; expenditures/Stormwater (61) \$1,000. Wastewater Fund, expenditures/Wastewater (43) \$402,913. (Finance - T. Cromar)

C. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action of approving, amending, revising, or rejecting a Resolution authorizing the issuance of not to exceed \$4,000,000.00 Midwest City Municipal Authority Promissory Note, Series 2024; approving a Loan Agreement, Promissory Note, Security Agreement, and Sales Tax Agreement to be drafted by Bond Counsel and Authorizing the execution and delivery by the Authority; and authorizing such other documents and agreements as may be necessary or required; authorizing the sale of the Note to the Oklahoma Water Resources Board and containing other provisions relating thereto. (Public Works - R. Paul Streets)
2. Discussion, consideration, and possible action of awarding a bid and entering into a contract with Standard Roofing Co., in the amount of \$894,531.00 to replace the roof of the Main Control Building at the Water Resource Recovery Facility. (R. Paul Streets - Public Works)

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

F. ADJOURNMENT.



MEMORIAL HOSPITAL AUTHORITY AGENDA

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

December 12, 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 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 unanimous consent is not received, then the item/s will be removed and heard in regular order.
1. Discussion, consideration, and possible action to approve the November 14, 2023 meeting minutes. (Secretary - S. Hancock)
 2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2023-2024, increase: Hospital Authority Fund, expenditures/Hospital Authority (90) \$25,569. (Finance - T. Cromar)
 3. 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 to enter into a professional services agreement with TSW Planners, Architects and Landscape Architects of Atlanta, GA, in an amount not to exceed \$1,144,020 for design and construction documents, bidding and construction administration, and optional services for security, telecom, and A/V systems for part of the Southeast Quarter of Section 34, Township 12 North, Range 2 West of the Indian Meridian a/k/a the Hospital District. (Planning & Zoning - M. Summers)
- 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 COMMISSION AGENDA

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

December 12, 2023 – 6:03 PM

Presiding members: Chairman Matthew Dukes

Commissioner Susan Eads

Commissioner Pat Byrne

Commissioner Rick Favors

Commissioner Sean Reed

Commissioner Sara Bana

Commissioner Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

City Attorney Don Maisch

A. CALL TO ORDER.

B. DISCUSSION ITEM.

1. Discussion, consideration and possible action of approving the July 25, 2023 meeting minutes. (Secretary - S. Hancock)

C. FURTHER INFORMATION.

1. Review of the Communications & Marketing/Community Engagement reports for the 3rd and 4th quarters, period ending December 12, 2023. No action is necessary; this item is presented for informational and discussion purposes only. (Communications & Recreation - J. Ryan)
2. Review of the Midwest City Chamber of Commerce's Quarterly Activities for the 2023 third and fourth quarter period ending December 31, 2023. (City Manager - T. Lyon)

D. PUBLIC DISCUSSION. The purpose of the "Public Discussion" section of the Agenda is for members of the public to speak to the Commissioners on any Subject not scheduled on the Regular Agenda. The Commissioners 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 Commissioners 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 COMMISSIONERS.**

E. ADJOURNMENT.



SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA

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

December 12, 2023 – 6:04 PM

Presiding members: Chairman Matthew Dukes

Trustee Susan Eads

Trustee Pat Byrne

Trustee Rick Dawkins

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. **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 of awarding and entering into a contract for the N.E. 23rd Street Sanitary Sewer engineering design with Johnson and Associates, for a total amount of \$117,000. Economic Development Authority delegates the Chairman to sign and execute the contract. (Engineering & Construction Services - P. Menefee)

C. **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.**

D. **ADJOURNMENT.**