



CITY OF MIDWEST CITY MEETINGS FOR FEBRUARY 27, 2024

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, postponements, and/or recommendation to the City Council and/or Authorities.

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

February 27, 2024 – 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 Carl Albert High School ROTC Cadets

Mayoral Proclamations: Retiree Chief Sid Porter

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 member 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 January 23, 2024 meeting minutes. (City Clerk - S. Hancock)

2. Discussion, consideration and possible action to approve the minutes of the February 8, 2024 special meeting. (City Clerk - S. Hancock)

3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2023-2024, increase: Reimbursed Projects Fund, revenue/Intergovernmental (62) \$75,240; expenditures/Police (62) \$75,240; revenue/Intergovernmental (64) \$21,855; expenditures/Fire (64) \$21,855; revenue/Intergovernmental (78) \$5,000; expenditures/Recreation (78) \$5,000; revenue/Intergovernmental (10) \$15,000; expenditures/Animal Welfare (10) \$15,000; revenue/Intergovernmental (47) \$100,000; expenditures/John Conrad (47) \$100,000. (Finance - T. Cromar)

4. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Risk Fund, revenue/Transfers In (00) \$332,804. Workers Comp Fund, expenditures/Transfers Out (00) \$332,804. Grants Fund, revenue/Intergovernmental (62) \$50,000, revenue/Transfers In (62) \$3,825; expenditures/Police (62) \$53,825. Police Impound Fees Fund, expenditures/Police (62) \$3,825. Police Capitalization Fund, expenditures/Police (62) \$60,000. Fire Capitalization Fund, expenditures/Fire (64) \$200,000. (Finance - T. Cromar)
5. Discussion, consideration, and possible action on the Medical Retirement Application made by Employee 3611 through the Oklahoma Municipal Retirement Fund (OMRF). (Human Resources - T. Bradley)
6. Discussion, consideration, and possible action of making a matter of record Permit No. WW000055230732 from the Oklahoma Department of Environmental Quality for the 1609B Felix Place, Well HW-1 Improvements, Midwest City, Oklahoma. (Public Works - R. P. Streets)
7. Discussion, consideration, and possible action of the acceptance of maintenance bond from Downey Contracting, L.L.C. in the amount of \$668,000.00 for the Midwest City Council Chambers COVID and ADA Retrofit project. (Engineering & Construction Services - B. Bundy)
8. Discussion, consideration, and possible action of the acceptance of the maintenance bond from Mid-America Golf and Landscape, Inc. in the amount of \$888,998.00 for the Soccer Complex Rehabilitation project. (Engineering & Construction Services - B. Bundy)
9. Discussion, consideration, and possible action of approving a project agreement generally known as State Job Number 37927(04) with the Oklahoma Department of Transportation (ODOT) to receive \$500,000 in construction federal funds for a future federal aid project to resurface Westminster Road from NE 10th St to ½ mile south and associated work. (Engineering & Construction Services - B. Bundy)
10. Discussion, consideration, and possible action of rejecting the bid received for the N.E. 36th Street Bridge Rehabilitation Project. (Engineering & Construction Services - P. Menefee)
11. Discussion, consideration, and possible action of appointing Ms. Joyce Jackson to the Midwest City Arts Council as the Ward 4 representative for a two-year term ending on February 24, 2026. (City Manager - T. Lyon)
12. Discussion, consideration, and possible action of 1) declaring various computer equipment and other miscellaneous items of City property as obsolete, defective, or replaced; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary. (Information Technology - A. Stephenson)

13. Discussion, consideration, and possible action of declaring numerous miscellaneous items as surplus and authorizing disposal by public auction, sealed bid or other means necessary. (Police - G. Wipfli)

14. Discussion, consideration, and possible action of declaring (2) Chevrolet Impalas and (1) Chevrolet Caprice and their contents, as surplus and authorizing disposal by public auction, sealed bid or other means necessary. (Police - G. Wipfli)

D. DISCUSSION ITEM.

1. Discussion, consideration and possible action of accepting and approving the financial audit of the City of Midwest City for the year ending June 30, 2023. (Finance - T. Cromar)

2. (PC-2162) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Simplified Planned Unit Development (“SPUD”), for the property described as a part of the Southeast Quarter (SE/4) of Section Four (4), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1721 Sandra Dr., Midwest City. (Planning & Zoning - M. Summers)

3. Discussion, consideration, and possible action of approving Amendment No. 1 and Work Order No. 22W02370 to the Master Services Agreement between the City of Midwest City, Midwest City Municipal Authority, and Garver, LLC, in the amount of \$797,200.00 to develop a citywide water master plan, complete a lead service line inventory, and evaluate security and the SCADA system at the water treatment plant. (Public Works - R. P. Streets)

E. NEW BUSINESS/PUBLIC DISCUSSION.

F. EXECUTIVE SESSIONS.

1. Discussion, consideration, and possible action to 1) entering 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 with 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 regarding the Riverside Mobile Home Park case CV-2024-312; and 2) authorizing the City Manager to take action as appropriate based on discussion. (City Manager - T. Lyon)

2. Discussion, consideration, and possible action to 1) entering 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 with 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 regarding requested Attorney General opinion; and 2) authorizing the City Manager to take action as appropriate based on discussion. (City Manager - T. Lyon)

G. FURTHER INFORMATION.

1. Review of the City Manager's Report for the month of January 2024. (Finance - T. Cromar)
2. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for December 2023. (Human Resources - T. Bradley)
3. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for January 2024. (Human Resources - T. Bradley)
4. Review of the January 2, 2024 Planning Commission Meeting Minutes. (Planning & Zoning - E. Richey)
5. Review of the November 21, 2023 Board of Adjustment Minutes. (Planning & Zoning - M. Summers)
6. Monthly Residential and Commercial Building report for January 2024 Building Report (Engineering & Construction Services - B.Bundy)
7. (MP-00017) Public hearing, discussion, consideration, and possible action to consider Approval of the Minor Plat of Douglas Development Corporation Douglas Boulevard described as a tract of land being a part of the Southeast Quarter (SE/4) of Section Two (2), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma. (Planning & Zoning - E. Richey)
8. (PC-2160) Public hearing, discussion, consideration, and possible action for a Special Use Permit (SUP) to allow Eating Establishments: Sit-Down, Alcoholic Beverages Permitted in the (C-3) Community Commercial District for the property described as a part of the Northeast Quarter (NE/4) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 9820 NE 23rd St., Midwest City. (Planning & Zoning - E. Richey)

H. ADJOURNMENT.



MUNICIPAL AUTHORITY AGENDA

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

February 27, 2024 – 6:01 PM

Presiding members: Chairman Matthew Dukes	Trustee Sean Reed	City Staff:
Trustee Susan Eads	Trustee Sara Bana	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Rick Favors	Secretary Sara Hancock
Trustee Rick Dawkins		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 January 23, 2024 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action to approve the minutes of the February 8, 2024 special meeting. (Secretary - S. Hancock)
3. Discussion, consideration and possible action declaring Public Works Savin/Ricoh MP C4503 copier, serial number 40903342 as surplus and disposing by sealed bid, public auction, or by other means as necessary. (Public Works - R. P. Streets)

C. DISCUSSION ITEM.

1. Discussion, consideration, and possible action of approving Amendment No. 1 and Work Order No. 22W02370 to the Master Services Agreement between the City of Midwest City, Midwest City Municipal Authority, and Garver, LLC, in the amount of \$797,200.00 to develop a citywide water master plan, complete a lead service line inventory, and evaluate security and the SCADA system at the water treatment plant. (Public Works - R. P. Streets)

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 January 31, 2024. (Director of Operation - R. Rushing)

F. ADJOURNMENT.



MEMORIAL HOSPITAL AUTHORITY AGENDA

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

February 27, 2024 – 6:02 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 January 23, 2024 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration, and possible action of entering into a contract with Midwest Wrecking for \$138,840 per the Request for Proposals for Asbestos Abatement and Demolition of 2828 Parklawn Dr. (the "RFP"); and to authorize the Chairman to sign and execute any documents necessary as required. (R. Coleman - Economic Development)
3. Discussion, consideration, and possible action of approving the funding recommendations of the Memorial Hospital Authority Board of Grantors for the FY 2023-2024 Community Improvement Grant Program in an amount not to exceed the budgeted amount of \$531,029. (General Administrator - T. Lyon)
4. 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. 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.



SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA

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

February 27, 2024 – 6:03 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 ITEM.

1. Discussion, consideration, and possible action to approve the December 12, 2023 meeting minutes. (Secretary - S. Hancock)

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. EXECUTIVE SESSION.

1. Discussion, consideration, and possible action to 1) entering 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 with 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 regarding donation of land and the Urban Renewal Plan area; and 2) authorizing the City Manager to take action as appropriate based on discussion. (City Manager - T. Lyon)

E. ADJOURNMENT.