



SPECIAL CITY COUNCIL AGENDA

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

April 23, 2024 – 5:30 PM

Presiding members: Mayor Matt Dukes

Ward 1 Susan Eads

Ward 3 Rita Maxwell

Ward 5 Sara Bana

Ward 2 Pat Byrne

Ward 4 Marc Thompson

Ward 6 Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

City Attorney Don Maisch

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Celebration and meet and greet of newly sworn-in Councilmembers: Pat Byrne for Ward 2, Rita Maxwell for Ward 3, Marc Thompson for Ward 4, and Rick Favors for Ward 6.

C. ADJOURNMENT.



CITY OF MIDWEST CITY MEETINGS FOR APRIL 23, 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://www.youtube.com/channel/UCqjYkz8v8v8v8v8v8v8v8v8) 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

April 23, 2024 – 6:00 PM

Presiding members: Mayor Matt Dukes

Ward 1 Susan Eads

Ward 3 Rita Maxwell

Ward 5 Sara Bana

Ward 2 Pat Byrne

Ward 4 Marc Thompson

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 Midwest City High School ROTC Cadets
- Tree Board Art Middle School and High School Winners Prize Presentation
- Mayoral Proclamations: Fair Housing Month, International Firefighters Day, International Compost Awareness Week, Police Appreciation Week, and National Public Works Week.
- 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 March 26, 2024 meeting minutes. (City Clerk - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Street Tax Fund, expenditures/Park & Rec (06) \$78,200. Police Fund, expenditures/Transfers Out (62) \$67,454. Risk Fund, revenue/Transfers In (00) \$67,454. Disaster Relief Fund, expenditures/Neighborhood Services (15) \$50,000. General Government Sales Tax Fund, expenditures/Community Development (05) \$27,001. (Finance Department - T. Cromar)
3. Discussion, consideration, and possible action of rejecting the bid for replacement of AHU 6, 8, and various HVAC equipment at City Hall. (Engineering & Construction Services - B. Bundy)

4. Discussion, consideration, and possible action of entering into an agreement for Professional Services with R.L. Shears Company, PC in the amount of \$178,198 to provide survey and design services for a future federal aid project to construct sidewalks in four locations. (Engineering & Construction Services - B. Bundy)
5. Discussion, consideration, and possible action of accepting grants of Temporary Easement from grantor, at certain parcels of land located within the corporate boundaries of Midwest City in Section 2, Township 11N, Range 2W of the Indian Meridian, Oklahoma County, Oklahoma; known as 601 E Steed Dr and 1112 S Midwest Blvd. (Engineering & Construction Services - B. Bundy)
6. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055240020 from the State Department of Environmental Quality for the subdivision Urban Edge Addition, Midwest City, Oklahoma. (Engineering & Construction Services - P. Menefee)
7. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055240021 from the State Department of Environmental Quality for the subdivision Urban Edge Addition, Midwest City, Oklahoma. (Engineering & Construction Services - P. Menefee)
8. Discussion, consideration, and possible action of reappointing Rick Dawkins to the Planning Commission for the remainder of his three-year term to expire August 26, 2026. (City Manager - T. Lyon)
9. Discussion, consideration, and possible action of appointing Barbara Wilson to the Midwest City Tree Board as the Mayoral representative for a three-year term to expire April 27, 2027. (City Manager - T. Lyon)
10. Discussion, consideration, and possible action of appointing Debbie Moore to the Midwest City Arts Council as the Ward 4 representative for a two-year term ending on May 26, 2026. (City Manager - T. Lyon)
11. Discussion, consideration, and possible action to submit the Midwest City official vote for 1) Incumbent, Mike Bailey, City Manager of Bartlesville, and 2) Incumbent, Craig Stephenson, City Manager of Ponca City to serve on the Oklahoma Municipal Assurance Group Board. (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 1) declaring miscellaneous radar items as surplus, and 2) authorizing disposal of this property by public auction or sealed bid. (Police - G. Wipfli)

D. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action of approving a Memorandum of Understanding (MOU) between the City of Midwest City and the Choctaw-Nicoma Park School District. (D. Maisch – City Attorney).
2. Discussion, consideration, and possible action of recommending for approval an ordinance amending Midwest City Municipal Code, Chapter 43, Water, Sewer, Sewage Disposal and Stormwater Quality; Article III, Sewers and Sewage Disposal; Division 10, Sewer Mainline Backup Service Program; Section 43-251, Provisions; Section 43-254, Fees; and providing for repealer and severability. (D. Maisch - City Attorney)
3. (PC-2166) Public hearing, discussion, consideration, and possible action approving 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 Four (4), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 6620 E. Reno Ave. (Planning & Zoning- M. Summers)
4. (PC-2169) Public hearing, discussion, consideration, and possible action approving a Special Use Permit (SUP) to allow Eating Establishments: Sit-Down, Alcoholic Beverages not Permitted in the (O-2) General Office District for the property described as a part of the Southeast Quarter (SE/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 2801 Parklawn Dr., Ste 102. (Planning & Zoning- M. Summers)
5. (PC-2170) Public hearing, discussion, consideration, and possible action approving a Resolution amending the Comprehensive Plan from Single-Family Detached Residential Land Use to Commercial Land Use and; an Ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Restricted Commercial District (“C-1”), for the property described as a part of the Northwest Quarter (NW/4) of Section Ten (10), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 105 E. Myrtle Dr., Midwest City. (Planning & Zoning- M. Summers)
6. Discussion, consideration, and possible action approving an ordinance amending Midwest City code, Chapter 9, Buildings and Building Regulations, Article VII, Sign Regulations, Section 9-382, Definitions; and providing for repealer and severability. (Planning & Zoning - M. Summers)
7. Discussion, consideration, and possible action approving an ordinance amending Midwest City code, Chapter 38, Subdivision Regulations, Article V, Application Submittal and Processing Procedures for all Plats and Plans, bringing Section 38-40 out of reserve and titling it "Public Notice Requirements for Plats and Plans"; and providing for repealer and severability. (Planning & Zoning - M. Summers)

8. (PC-2171) Discussion, consideration, and possible action approving an ordinance amending Midwest City code, Appendix A, Zoning Regulations, Section 5, Supplemental Regulations, Sub-Section 5.2.3, Fencing and Screening; and providing for repealer and severability. (Planning & Zoning - M. Summers)
 9. (PC-2164) Discussion, consideration, and possible action approving an ordinance amending Midwest City code, Appendix A, Zoning Regulations, Section 5, Supplemental Regulations, Sub-Section 5.12.1, Exterior Construction Requirements and Standards; and providing for repealer and severability. (Planning & Zoning - M. Summers)
 10. (PC-2165) Discussion, consideration, and possible action approving an ordinance amending Midwest City code, Appendix A, Zoning Regulations, Section 7, Development Review Procedures, Sub-Section 7.1.3, Public Notice Requirements for Public Hearings; and providing for repealer and severability. (Planning & Zoning - M. Summers)
 11. Discussion, consideration, and possible action of approving an ordinance amending Midwest City Municipal Code, Chapter 9, Buildings and Building Regulations, Article I, Section 9-1 through Article VI, Section 9-380 are hereby amended in their entirety; and providing for repealer and severability. (Engineering & Construction Services - B. Bundy)
- 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. (PC-2168) Public hearing, discussion, consideration, and possible action approving an ordinance to redistrict from Community Commercial District (“C-3”) to Planned Unit Development (“PUD”) with C-3 as a base zoning district, for the property described as Lot Three (3), Blocks Five (5), Six (6), Seven (7) and Eight (8) in Heritage Park Mall, A Re-Subdivision of Blocks 3, 4 and 5 of Miracle Mile Addition, An Addition to Midwest City, Oklahoma County, Oklahoma, As Shown By the Recorded Plat Thereof. (Planning and Zoning- M. Summers)
 2. Review of the March 5, 2024 Planning Commission Meeting Minutes. (Planning & Zoning- E. Richey)

3. Review of the March 11, 2024 Special Planning Commission Meeting Minutes. (Planning & Zoning - E. Richey)
4. Monthly Residential and Commercial Building report for March 2024 Building Report (Engineering & Construction Services—B.Bundy)
5. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for March 2024. (Human Resources - T. Bradley)
6. Review of the City Manager's Report for the month of March 2024. (Finance - T. Cromar)

G. ADJOURNMENT.



MUNICIPAL AUTHORITY AGENDA

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

April 23, 2024 – 6:01 PM

Presiding members: Chairman Matthew Dukes	City Staff:
Trustee Susan Eads	General Manager Tim Lyon
Trustee Pat Byrne	Secretary Sara Hancock
Trustee Rita Maxwell	Authority Attorney Don Maisch
Trustee Marc Thompson	
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 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 March 26, 2024 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: Sanitation Fund, expenditures/Sanitation (41) \$931,008.(Finance Department - T. Cromar)
3. Discussion, consideration, and possible action of rejecting the bid received for the 24” Water Valve Replacements Project, North Midwest Boulevard. (Engineering & Construction Services - P. Menefee)
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 a study of microplastics at the Midwest City Water Resources Recovery Facility, (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)
5. 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 the design of wastewater 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. 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. 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 March 31, 2024. (Director of Operations - R. Rushing)

E. ADJOURNMENT.



MEMORIAL HOSPITAL AUTHORITY AGENDA

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

April 23, 2024 – 6:02 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	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 March 26, 2024 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration, and possible action of approving a request for a six-month extension to the Midwest City Engineering and Construction Services Department to complete the Blue Lights grant project. (Administrator - T. Lyon)
3. Discussion, consideration, and possible action of approving a request for an additional six-month extension to the EDA 2022 Business Assistance Program grant project. (Administrator - T. Lyon)
4. Discussion, consideration, and possible action of appointing Megan Bain as the Ward 5 representative on the Midwest City Memorial Hospital Authority Trust Board of Grantors for a four-year term ending on April 25, 2028. (City Manager - T. Lyon)
5. Discussion, consideration, and possible action of re-appointing Amber Moody as the Mayor representative on the Midwest City Memorial Hospital Authority Trust Board of Grantors for a second four-year term ending on April 25, 2028. (City Manager - T. Lyon)

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 COMMISSION AGENDA

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

April 23, 2024 – 6:03 PM

Presiding members: Chairman Matthew Dukes
Commissioner Susan Eads
Commissioner Pat Byrne
Commissioner Rita Maxwell
Maisch

Commissioner Marc Thompson
Commissioner Sara Bana
Commissioner Rick Favors

Staff:
General Manager Tim Lyon
Secretary Sara Hancock
Authority Attorney Don

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 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 COMMISSIONERS ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE COMMISSIONERS.**

D. FURTHER INFORMATION.

1. Review of the Communications & Marketing / CVB report for the 1st quarter, period ending March 31, 2024. (Communications & Recreation - J. Ryan)
2. Review of the Midwest City Chamber of Commerce's Quarterly Activities for the 2024 first quarter period ending March 31, 2023. (City Manager - T. Lyon)

E. ADJOURNMENT.