

Notice for the Midwest City Council meetings was filed for the calendar year with the City Clerk of Midwest. Public notice of this agenda was accessible at least 24 hours before the meeting at City Hall and on the Midwest City website ([www.midwestcityok.org](http://www.midwestcityok.org)).

## **City of Midwest City Council Minutes**

**September 24, 2024**

This meeting was held in the City Hall Council Chambers at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Mayor Matt Dukes called the meeting to order at 6:04 PM with the following member present:

Ward 1 Susan Eads	Ward 4 Marc Thompson	City Manager Tim Lyon
Ward 2 Pat Byrne	Ward 5 Sara Bana	City Clerk Sara Hancock
Ward 3 Rita Maxwell	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 ROTC Cadets Carter, Maxay, and Alcala. Mayor Dukes presented Home Away from Home Proclamation. City Manager Lyon made community-related announcements.

CONSENT AGENDA. Favors made a motion to approve the consent agenda with exception of pulling Item #9, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Duke. Nay: None. Motion Carried.

1. Discussion, consideration, or possible action to approve the August 27, 2024 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Reimbursed Projects Fund, expenditures/Neighborhood Services (15) \$278. Grants Fund, revenue/Intergovernmental (62) \$46,331; expenditures/Police (62) \$46,331. Police State Seizures Fund, expenditures/Police (62) \$28,000. 2018 Election G.O. Bond Fund, expenditures/General Government (14) \$310,000; expenditures/29th Street (92) \$9,000. Fire Capitalization Fund, revenue/Miscellaneous (00) \$5,280; expenditures/Fire (64) \$5,280.
3. Discussion, consideration, and possible action of entering into a contract with Association of Central Oklahoma Governments for the FY 2024-2025 Unified Planning Work Program (UPWP).
4. Discussion, consideration, and possible action of approving Amendment #2 for Professional Services with Lee Engineering, LLC in the amount of \$3,500 to provide an evaluation of vehicle detection systems as part of ODOT project JP 38093(04).
5. Discussion, consideration, and possible action of the acceptance of maintenance bonds from First Water Contracting, LLC in the amount of \$39,105.63 respectively.
6. Discussion, consideration, and possible action of the acceptance of maintenance bonds from Bentwood Investments in the amount of \$20,722.87 and \$19,289.77 respectively.
7. Discussion, consideration, and possible action of the acceptance of maintenance bonds from H&H Plumbing & Utilities, Inc. in the amount of \$30,076.00, \$17,068.00, and \$36,402.00 respectively.



8. Discussion, consideration, and possible action of the acceptance of maintenance bonds from Schwartz Paving, Inc. in the amount of \$55,846.13.
10. Discussion, consideration, and possible action of declaring two (2) fire hose dryers as surplus and authorizing disposal by public auction, sealed bid or other means as necessary.
11. Discussion, consideration and possible action to declare (1) Folder/Sealer as surplus and authorizing disposal by public auction, sealed bid or other means as necessary.
12. Discussion, consideration, and possible action declaring various items of City property as surplus property and authorizing their disposal through sealed bid, public auction, or by other means as necessary.
13. 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.
9. **Discussion, consideration, and possible action of appointing Ms. Donna Swartz to the Midwest City Historical Society as the Mayoral representative for a three-year term ending on August January 12, 2027.**

No action taken.

DISCUSSION ITEMS.

1. **(PC-2181) Public hearing, discussion, consideration, and possible action of approval the Final Plat of Glenhaven Commercial for the property described as a tract of land lying in 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.**

Summers and Bundy addressed the council. After Staff and Council discussion, Thompson made a motion to approve, seconded by Eads. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Motion Carried.

2. **(PC-2182) Public hearing, discussion, consideration, and possible action of approving the Final Plat of Glenhaven for the property described as a tract of land lying in 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.**

Summers and Bundy addressed the council. After Staff and Council discussion, Thompson made a motion to approve, seconded by Favors. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Duke. Nay: None. Motion Carried.

3. **(PC-2183) Public hearing, discussion, consideration, and possible action approving a resolution to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to High Density Residential Land Use; and an ordinance to redistrict from Single-Family Detached Residential District ("R-6") to High Density Residential District ("R-HD"), for the**



**property described as a part of the Northeast Quarter (NE/4) of Section Twenty-Six (26), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1905 & 1919 N. Douglas Blvd., Midwest City.**

Summers addressed the Council and Brad Schwab with Cornerstone presented a power point presentation.

At 7:16 PM Council recessed and reconvened at 7:24 PM.

The following citizens addressed council: Sherry Pitts of 8801 NE 17<sup>th</sup>; Tom Hunt of 8816 NE 17<sup>th</sup>; Gina Johnson of 9013 NE 19<sup>th</sup>; Scott Walker of 8820 NE 17<sup>th</sup> and Maisch addressed Council.

After Staff and Council discussion, Bana made a motion to deny, seconded by Eads. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Motion Carried.

4. **(PC-2184) Public hearing, discussion, consideration, and possible action to consider approval of the Final Plat of Turtlewood 7th Addition for the property described as a tract of land lying in the Southeast Quarter (SE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.**

Summers and Maisch addressed Council. Staff and Council had discussion. Eads made a motion to take no action, seconded by Bana. Eads withdrew her motion temporarily for discussion to be had.

Discussion continued with Summers, Chris Anderson with FCC Engineering, Bundy, Nichole Randall of 2404 Shell Dr, Maisch, Lyon and Council. Eads made a motion to take no action and requested the final plat needs to come with a condition the retention pond will adequately handle the drainage for the additional leg or add an alternate solution to handle drainage adequately, seconded by Bana.

More discussion was had. Eads withdrew her motion. Thompson made a motion to approve, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, and Bana. Nay: Favors, and Dukes. Motion carried.

5. **(PC-2185) Public hearing, discussion, consideration, and possible action to consider approval of a Special Use Permit to allow "Food and Beverage Retail Sales" for the property described as a part of the Northwest Quarter (NW/4) of Section Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1740 S. Sooner Rd. Suites A & E.**

\*At 8:19 PM Bana left meeting.

Summers addressed Council. Eads made a motion to approve, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Favors and Duke. Nay: None. Absent: Bana. Motion Carried.

6. **(PC-2186) Public hearing, discussion, consideration, and possible action to consider approval of the Preliminary Plat of Carters Cove for the property described as a tract of land lying in**

**the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.**

\*At 8:22 PM Bana returned to meeting.

Summers and Maisch addressed the Council. After Staff and Council discussion, Eads made a motion to approve, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Motion carried.

- 7. Discussion, consideration, and possible action of entering into an agreement for Professional Services with Johnson & Associates, LMRK, Meshek, Plummer, SRB, and TAP Architecture to provide professional services as an on-call basis for the budget year 2024-2025 and delegating City Manager ability to approve each task order up to the amount of \$100,000.**

Bundy addressed Council. After Staff and Council discussion, Favors made a motion to approve, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Motion carried

\*At 8:30 PM Mayor left the meeting and returned at 8:32 PM

- 8. Discussion, consideration, and possible action on 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 Two Million Two Hundred Fifty-Two Thousand Dollars (\$2,252,000.00), approving documents as may be necessary or required and declaring an emergency.**

Streets addressed Council. Eads made a motion to approve Resolution 2024-26, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Motion carried.

Byrne made a motion to declare an emergency, seconded by Bana. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Motion carried.

- 9. Discussion, consideration, and possible action regarding a 3.8% percent across the board increase to the base salary of City Employees covered by the International Association of Firefighters (IAFF) Local #2066 collective bargaining agreement, to be effective July 1, 2024.**

Eads made a motion to approve, seconded by Maxwell. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Motion carried.

- 10. Discussion and consideration for adoption, including any possible amendment, to approve the annual water meter schedule of fees review as allowed per Midwest City Municipal Code, Chapter 43 Water, Sewer, Sewage Disposal and Stormwater Quality, Article II, Water, Section 18 Installation fees; meter installation, etc.**



Lyon and Streets addressed the council. After Staff and Council discussion, Byrne made a motion to approve, seconded by Maxwell. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Motion carried.

**11. Discussion, consideration, and possible action of approving a new lease agreement with New Cingular Wireless (f/k/a AT&T) and the Midwest City Municipal Authority for the lease of space for the installation of cellular antennas on the clock tower in W.P Bill Atkinson Park, 301 E. Mid-American Blvd, at an initial annual payment of \$35,000.00.**

Maisch and Lyon addressed the Council. After Staff and Council discussion, Eads made a motion to approve, seconded by Bana. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Motion carried.

**12. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 2, Administration, Article II, City Council, Section 2-12, Place of city council meetings; invitation; providing for a repealer and severability.**

Maisch addressed the Council. After Staff and Council discussion, Bana made a motion to deny, seconded by Maxwell. Voting Aye: Maxwell and Bana. Nay: Eads, Byrne, Thompson, Favors, and Dukes. Motion failed.

Eads made a motion to approve Ordinance 3566, seconded by Thomspson. Voting Aye: Eads, Byrne, Thompson, Favors and Dukes. Nay: Maxwell and Bana. Motion carried.

NEW BUSINESS/PUBLIC DISCUSSION.

\*At 8:58 PM Bana left horseshoe but remained in chambers.

The following citizens addressed Council: Bill Bridges of 10300 Bellmont and Sara Bana of 3824 Bella Vista.

\*At 9:07 PM Bana returned to horseshoe.

At 9:07 PM Eads made a motion to recess, seconded by Favors. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion carried.

At 9:11 PM Eads made a motion to reconvene, seconded by Favors. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion carried.

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 the Hill Arbitration and 2) authorizing the City Manager to take action as appropriate based on discussion.**

At 9:11 PM Eads made a motion to enter Executive Session, seconded by Favors. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion carried.

At 9:43 PM Byrne made a motion to return to Open Session, seconded by Eads. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion carried.

No action needed.

FURTHER INFORMATION.

1. Review of the City Manager's Report for the month of August 2024.
2. Review of the August 6, 2024 Planning Commission Meeting Minutes.
3. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for August 2024.
4. Monthly Residential and Commercial Building report for August 2024 Building Report

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 9:43 PM.

ATTEST:



  
SARA HANCOCK, City Clerk

  
MATTHEW D DUKES II, Mayor



Notice for the Midwest City Municipal Authority meeting was filed for the calendar year with the City Clerk of Midwest. Public notice of this agenda was accessible at least 24 hours before the meeting at City Hall and on the Midwest City website ([www.midwestcityok.org](http://www.midwestcityok.org)).

## Midwest City Municipal Authority Minutes

September 24, 2024

This meeting was held in the City Hall 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 9:07 PM with the following members present:

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

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

1. Discussion, consideration, or possible action to approve the August 27, 2024 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, decrease: Sewer Construction Fund, expenditures/Sewer Construction (46) \$15,567. (Finance - T. Cromar)

### DISCUSSION ITEMS.

1. **Discussion, consideration, and possible action of approving a new lease agreement with New Cingular Wireless (f/k/a AT&T) and the City of Midwest City for the lease of space for the installation of cellular antennas on the clock tower in W.P Bill Atkinson Park, 301 E. Mid-American Blvd, at an initial annual payment of \$35,000.00.**

Eads made a motion to approve the agreement, seconded by Bana. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried

2. **Discussion, consideration and possible action on a Resolution authorizing the issuance of not to exceed \$2,252,000.00 Midwest City Municipal Authority Clean Water SRF Promissory Note, Series 2024; approving a Loan Agreement, Promissory Note, Security Agreement, and Sales Tax Agreement; 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.**

Eads made a motion to approve Resolution MA2024-06, seconded by Favors. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried

3. **Discussion, consideration, and possible action of entering into an agreement for Professional Services with Johnson & Associates, LMRK, Meshek, Plummer, SRB, and TAP Architecture to provide professional services as an on-call basis for the budget year 2024-2025 and delegating General Manager ability to approve each task order up to the amount of \$100,000.**

Eads made a motion to approve the agreement, seconded by Favors. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried



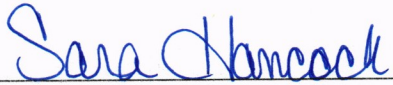
NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 9:09 PM.

ATTEST:



  
SARA HANCOCK, Secretary

  
MATTHEW D DUKES II, Chairman



Notice for the Midwest City Memorial Hospital Authority meeting was filed for the calendar year with the City Clerk of Midwest City. Public notice of this meeting was accessible at 24 hours before this meeting at City Hall and on the Midwest City website ([www.midwestcityok.org](http://www.midwestcityok.org)).

## Midwest City Memorial Hospital Authority Minutes

September 24, 2024

This meeting was held in the 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 9:09 PM with following members present:

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

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

1. Discussion, consideration, or possible action to approve the August 27, 2024 meeting minutes.
2. Discussion, consideration, and possible action of approving an amendment to the grant awarded to the Mid-Del School District, Child Nutrition Program for the purchase of a digital board.

### DISCUSSION ITEMS.

#### **1. Discussion, consideration, and possible action to reallocate the Hospital Authority investments**

Lyon addressed the Trustees. After discussion, Eads made a motion to approve, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

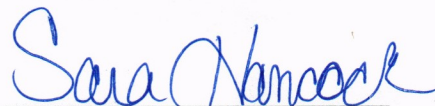
#### **2. Discussion, consideration, and possible action of entering into an agreement for Professional Services with Johnson & Associates, LMRK, Meshek, Plummer, SRB, and TAP Architecture to provide professional services as an on-call basis for the budget year 2024-2025 and delegating General Manager ability to approve each task order up to the amount of \$100,000.**

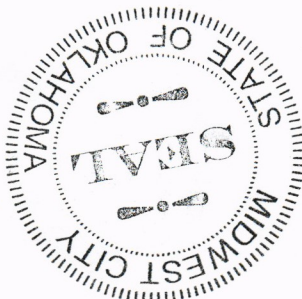
Eads made a motion to approve, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion carried.

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

ADJOURNMENT. There being no further business, Chairman Dukes adjourned the meeting at 9:10 PM.

ATTEST:

  
SARA HANCOCK, Secretary



  
MATTHEW D DUKES II, Chairman

Notice for the Midwest City Economic Development Authority special meeting was filed with the City Clerk of Midwest City 48 hours prior to the meeting. 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](http://www.midwestcityok.org)).

## **Midwest City Economic Development Authority Minutes**

**September 24, 2024**

This **special meeting** was held in Midwest City Council Chambers at City Hall, 100 N. Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 9:10 PM with following members present:

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

### DISCUSSION ITEMS.

- 1. Discussion, consideration, or possible action to approve the August 27, 2024, meeting minutes.**

Byrne made a motion to approve, seconded by Maxwell. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

- 2. Discussion, consideration, and possible action of entering into an agreement for Professional Services with Johnson & Associates, LMRK, Meshek, Plummer, SRB, and TAP Architecture to provide professional services as an on-call basis for the budget year 2024-2025 and delegating General Manager ability to approve each task order up to the amount of \$100,000).**

Byrne made a motion to approve, seconded by Eads. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

PUBLIC DISCUSSION. There was no public discussion.

### ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 9:10 PM.

ATTEST:

  
SARA HANCOCK, Secretary

  
MATTHEW D DUKES II, Chairman