

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).

City of Midwest City Council Minutes

February 25, 2025

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 6:02 PM with the following member present:

	Ward 2 Pat Byrne	City Manager Tim Lyon
Ward 3 Rita Maxwell	Ward 4 Marc Thompson	City Clerk Sara Hancock
Ward 5 Sara Bana	Ward 6 Rick Favors	City Attorney Don Maisch

Absent: Ward 1 Susan Eads

OPENING BUSINESS. The Invocation was given by Assistant City Manager Vaughn Sullivan. The Pledge of Allegiance was led by ROTC Cadets Alcalá and García. Mayor Dukes made presentation of OML Service Awards to: Delvon Patterson, Neighborhood Services, Teresa Copelan, Animal Welfare, Dom Henderson, Solid Waste, Michael Johnson, Solid Waste, Robert Coleman, Economic Development, Tracy Hager, Streets, and Espinola Bowman, Prior Council & various boards/commissions. City Manager Lyon made community-related announcements and comments.

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

1. Discussion, consideration and possible action to approve the January 14, 2025 meeting minutes.
2. Discussion, consideration, and possible action to approve January 28, 2025 minutes.
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Emergency Operations Fund, revenues/Intergovernmental (00) \$79,600; expenditures/Emer Operation Fund (21) \$79,600. Reimbursed Projects Fund, expenditures/Transfers Out (14) \$1,247,803. Fire Capitalization Fund, expenditures/Fire (64) \$95,950.
4. Discussion, consideration and possible action of approving a release of an easement for 2824 Parklawn Drive, Midwest City, OK.
5. Discussion, consideration and possible action to approve entering into a Grant Agreement with the State of Oklahoma Department of Emergency Management (OEM) for the awarded amount of \$250,000 to purchase and install four (4) emergency generators at the following facilities: CNG Fueling Station, Fleet Service Center and two (2) Sanitary Sewer Lift Stations.

6. Discussion, consideration, and possible action on Resolution 2025-07 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 Hundred Nineteen Thousand Dollars (\$219,000.00), approving documents as may be necessary or required and declaring an emergency.
7. Discussion, consideration, and possible action of accepting a Grant of Permanent Easement from Charity Free Will Baptist Church of Midwest City, across a parcel of land located within the corporate boundaries of Midwest City in Section 8, Township 11 North, Range 1 West of the Indian Meridian, Oklahoma County, Oklahoma.
8. Discussion, consideration, and possible action of approving Change Order #1 for \$96,367.01 with Oklahoma Department of Transportation for STP 255B(619)AG, State Job Number 37927(04), Westminster Road resurfacing from NE 10th Street to NE 5th Street.
9. Discussion, consideration, and possible action to reappoint Jess Huskey and Jay Dee Collins to the Planning Commission for a three-year term to expire February 24, 2028.
10. Discussion, consideration, and possible action of appointing Ms. Gloria Love as the Ward 3 representative of the Midwest City Arts Council.
11. Discussion, consideration, and possible action of declaring a chain saw, an automated external defibrillator (AED), portable hydrostatic pressure tester, and Keiser training force machine as surplus and authorizing disposal by public auction, sealed bid or other means as necessary.
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.

DISCUSSION ITEMS.

1. **(PC-2196) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District ("R-6"), to a Simplified Planned Unit Development ("SPUD"), for the property described as a tract of land in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 920 N. Air Depot Blvd., Midwest City.**

Summers addressed Council. After Council and Staff discussion, Thompson made a motion to approve Ordinance 3580, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

2. **(PC-2203) Public hearing, discussion, consideration, and possible action approving an Ordinance to redistrict from Planned Unit Development (“PUD”) to Amended Planned Unit Development (“PUD”), for the property described as Lot One (1), in Block One (1) of Tonick Plaza, an Addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, located at 10011 SE 15th Street, Midwest City, Oklahoma.**

Summers and Greg Schmetz addressed Council. After Council and Staff discussion, Favors made a motion to approve Ordinance 3584, seconded by Thompson. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

3. **(PC-2199) Public hearing, discussion, consideration, and possible action of an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 7, Development Review Procedures, Sub-Section 7.1.1., Mandatory Pre-Application Conference for Plans and Applications; Sub-Section 7.1.6., Fees; Sub-Section 7.5.1., Site Plan Requirements; Sub-Section 7.5.6., Fees; Sub-Section 7.8., Special Exceptions; and Providing for Repealer and Severability.**

Summers and Lyon addressed Council. After Council and Staff discussion, Byrne made a motion to approve Ordinance 3583 the staff fee recommendations and reviewing fees again in 12 months, seconded by Favors. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

4. **(PC-2197) Public hearing, discussion, consideration, and possible action of an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 5, Supplemental Regulations, Sub-Section 5.2.3., Fencing and Screening; Sub-Section 5.7.8., Steel Shipping Containers/Personal Storage Units; Sub-Section 5.9., Application for Establishment of Private or Quasi-Private Facility; Sub-Section 5.17.1., Carport Requirements; and repealing and placing Sub-Section 5.18., Residential Cluster Development Option into reserve; and providing for repealer and severability.**

Summers addressed Council. After Council and Staff discussion, Thompson made a motion to approve Ordinance 3581, seconded by Favors. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

5. **(PC-2198) Public hearing, discussion, consideration, and possible action of an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 6, Development Review Bodies, Sub-Section 6.1.2, Final Authority for Deciding Applications and Appeals; Sub-Section 6.2.9., Role of Review and Recommendation to the City Council; Sub-Section 6.4.1., Responsibilities; Sub-Section 6.5.2., Purpose and Responsibilities; Sub-Section 6.6.1., Summary of Review Authority, and providing for repealer and severability.**

Summers addressed Council. Thompson made a motion to approve Ordinance 3582, seconded by Maxwell. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

6. Discussion, consideration, and possible action of approving a Resolution of Necessity to acquire through condemnation proceedings 2813 and 2816 Parklawn Drive in Midwest City.

Lyon addressed Council. After Council and Staff discussions, Thompson made a motion to approve Resolution 2025-08, seconded by Favors. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

7. Discussion, consideration, and possible action of approving an OnRoad2 Program Memorandum of Agreement between the City of Midwest City/Midwest City Municipal Authority and the Oklahoma Department of Environmental Quality in the amount of \$1,585,048.80 to replace eligible diesel vehicles/engines to reduce nitrogen oxides ("NOx").

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

8. Discussion, consideration and possible action of accepting and approving the financial audit of the City of Midwest City for the year ending June 30, 2024.

Cromar, Jake Winkler with Alredge & Associates, and Lyon addressed Council. After Council and Staff discussion, Maxwell made a motion to accept and approve the audit, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

9. Discussion, consideration and possible action of approving a resolution amending Resolution 2008-08A by modifying the level of emergency reserves the General Fund shall be twenty percent (20%) and the Police fund, Fire fund, Welcome Center fund, Convention & Visitors Bureau fund, and Juvenile fund shall be 10% of its budgetary operating expenditures each fiscal year.

Cromar and Lyon addressed Council. After Council and Staff discussion, Maxwell made a motion to approve Resolution 2025-09, seconded by Bana. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

10. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, to de-annex a portion of Midwest City (Riverside Mobile Home Park) and to transfer ownership of water and sewer lines within the Mobile Home Park to the owner of said Park.

Maisch and Rick Rice addressed the Council. After Council and Staff discussion, Favors made a motion to approve Ordinance 3585, seconded by Bana. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

11. Discussion, consideration and possible action of approving a Resolution sunsetting certain Boards, Committees and Commissions of the City of Midwest City and set how future Boards, Committees and Commissions shall be created.

Maisch addressed Council. After Council and Staff discussion, Maxwell made a motion to approve Resolution 2025-10, seconded by Bana. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

12. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 38 Subdivision Regulations, Article I, General Provisions, Section 38-42, Subsection 38-42.3, Adequate public facility requirements; providing for a repealer, and severability.

Bana made a motion to approve Ordinance 3586, seconded by Maxwell. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

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

FURTHER INFORMATION.

1. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for January 2025.
2. Review of the January 7, 2025 Planning Commission Meeting Minutes.
3. Monthly Residential and Commercial Building report for January 2025 Building Report.
4. (MP-00020) Status update regarding the Minor Plat application for Sooner Rose II 2nd Addition for the property described as all of Lot Two (2) in Block Two (2) of Sooner Rose II Addition, an addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof.
5. 2018 GO Bond Executive Summary
6. Review of the City Manager's Report for the month of January 2025.
7. Review of the January 14, 2025 Special Planning Commission Meeting Minutes.

At 7:36 PM Favors made a motion to recess, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried

At 8:16 PM Maxwell made a motion to reconvene, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. 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 review of litigated settlements, concerning a letter that was received; and 2) authorizing the City Manager to take action as appropriate based on discussion.**

At 8:17 PM Favors made a motion to enter into Executive Session, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.


At 8:53 PM Byrne made a motion to return to Open Session, seconded by Bana. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

Favors made a motion to authorize the City Manager to proceed as discussed, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

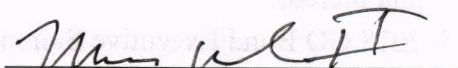
ADJOURNMENT.

There being no further business, Mayor Dukes adjourned the meeting at 8:53 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).

Midwest City Municipal Authority Minutes

February 25, 2025

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 7:36 PM with the following member present:

	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

Absent: Trustee Susan Eads

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

1. Discussion, consideration, and possible action to approve January 28, 2025 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2024-2025, increase: Const Loan Payment Rev Fund, revenue/Miscellaneous (00) \$219,000; expenditures/Water Department (42) \$219,000. MWC Sewer Department, expenditures/Sewer Department (43) \$97,698.
3. Discussion, consideration, and possible action of awarding the bid to and approving a contract with Atwell Roofing Co., Inc., in the amount of \$436,900.00 to replace the roof of the Main Control Building at the Water Treatment Plant.

DISCUSSION ITEMS.

1. **Discussion, consideration and possible action of approving a resolution amending Resolution MA2008-01 by modifying the level of emergency reserves the Municipal Authority shall be ten percent (10%) of its budgetary operating expenditures each fiscal year.**

Bana made a motion to approve Resolution MA2025-01, seconded by Favors. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

2. **Discussion, consideration and possible action to approve a Resolution authorizing the issuance of not to exceed \$219,000.00 Midwest City Municipal Authority Drinking Water SRF Promissory Note, Series 2025; 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.**

Streets address the Trustees. After Staff and Trustee discussion, Byrne made motion to approve Resolution MA2025-02, seconded by Thompson. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

3. Discussion, consideration, and possible action of approving an OnRoad2 Program Memorandum of Agreement between the City of Midwest City/Midwest City Municipal Authority and the Oklahoma Department of Environmental Quality in the amount of \$1,585,048.80 to replace eligible diesel vehicles/engines to reduce nitrogen oxides ("NOx").

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

4. Discussion, consideration, and possible action of awarding the bid to and approving a contract with Brewer Construction Oklahoma LLC in the amount of \$169,896.00 to provide all necessary services to complete the Starview Service Line Connections project.

Streets addressed the Trustees. Favors made a motion to approve the contract, seconded by Thompson. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

5. Discussion, consideration, and possible action of approving a contract with Routeware, Inc, and Affiliates in an amount not to exceed \$117,084.00 for the implementation of Smart City, fleet management software for solid waste and recycling services and authorizing the General Manager to execute a contract.

Streets and Lyon address the Trustees. After Staff and Trustee discussion, Favors made a motion to approve a contract, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

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

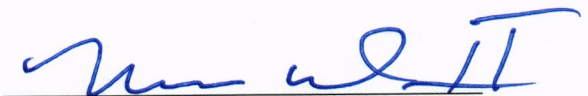
ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 7:46 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 least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityok.org).

Midwest City Memorial Hospital Authority Minutes

February 25, 2025

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 7:46 PM with following members present:

	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

Absent: Trustee Susan Eads

CONSENT AGENDA. Byrne made a motion to approve with exception to pull Item #3, seconded by Favors. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

1. Discussion, consideration, and possible action to approve January 28, 2025 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2024-2025, increase: Hospital Authority Fund, revenue/Hospital Authority (90) \$1,247,803.
4. Discussion, consideration and possible action of approving a request for a six (6) month extension to expend Grant funds from the 2024 Grant approval for Animal Welfare's Spay and Neutering program.
5. Discussion, consideration and possible action of approving a request for a six (6) month extension to expend Grant funds from the 2023 Grant approval for Blue Light Phones.
3. **Discussion, consideration and possible action to reallocate assets, change fund managers or make changes to the Statement of Investment Policy, Guidelines and Objectives.**

Cromar and Keith Reynolds, Vice President & Senior Consultant from Sedal Marco Advisors addressed the Trustees. Discussion was had. No action needed.

DISCUSSION ITEMS.

1. **Discussion, consideration, and possible action of approving the funding recommendations of the Memorial Hospital Authority Board of Grantors for the FY2024-2025 Community Improvement Grant Program in an amount not to exceed the budgeted amount of \$565,871.**

Pastor Tim Taylor of 10113 Oak Park Dr. addressed the Trustees. After Staff and Trustee discussion, Bana made a motion to approve the funding recommendations, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

2. Discussion, consideration, and possible action of approving the funding recommendations of the Memorial Hospital Authority Board of Grantors for the FY2024-2025 Community Improvement Grant Program in an amount not to exceed the budgeted amount of \$565,871.

Lyon and Maisch addressed the Trustees. After Staff and Trustee discussion, Thompson made a motion to approve the funding recommendations, seconded by Favors. Voting Aye: Byrne, Maxwell, Thompson, Bana, and Favors. Nay: None. Recused: Dukes. Absent: Eads. Motion Carried.

3. Discussion, consideration, and possible action of approving an Assignment of Commercial Land Contract from Sooner Investment, agreeing to purchase a \pm 1.75-acre tract located from 8912 - 8920 SE 29th Street (a/k/a Part of the NE/4, NE/4, NE/4 of Section 14, Township 11N, Range 2W, I.M., Oklahoma County) for \$2,600,000, plus Closing costs; and the authorize the Chairman to execute all documents necessary for the Closing.

Byrne made a motion to accept and approve the Assignment of Commercial Land Contract from Sooner Investment, agreeing to purchase a \pm 1.75-acre tract located from 8912 - 8920 SE 29th Street as described for \$2,600,000, plus Closing costs - only after Sooner Investment provides proof of expenses as outlined in Exhibit C of the Assignment in addition to all reports, maps, test results and any other pertinent information that came as result of those expenses to the satisfaction of the General Manager; and to the authorize the Chairman to execute all documents necessary for the Closing., seconded by Thompson. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. 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 8:15 PM.

ATTEST:


SARA HANCOCK, Secretary




MATTHEW D DUKES II, Chairman