

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).

Midwest City Council Minutes

March 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 6:01 PM with the following members present:

Ward 1 Susan Eads

Ward 2 Pat Byrne

City Manager Tim Lyon

Ward 3 Rita Maxwell

Ward 4 Marc Thompson

City Clerk Sara Hancock

Ward 5 Sara Bana

City Attorney Don Maisch

Absent: Ward 6 Rick Favors

OPENING BUSINESS. The Invocation was given by Assistant City Manager Vaughn Sullivan. The Pledge of Allegiance was led by High School ROTC Cadets Cazares, Henson, Snow and Apple. The Mayor presented Proclamation to Gene Holland. City Manager Lyon, Council and Staff made community-related announcements and comments.

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

1. Discussion, consideration and possible action to approve February 25, 2025 minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Park & Recreation Fund, revenue/Charges for Services (20) \$25,000; expenditures/Communications (20) \$25,000. Reimbursed Projects Fund, expenditures/Neighborhood Services (15) \$15,000. Activity Fund, revenue/Miscellaneous (78) \$5,000; expenditures/Recreation (78) \$5,000.
3. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055240752 from the State Department of Environmental Quality for the CNP New West Elementary School Water Line Improvements, Midwest City, Oklahoma.
4. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055240894 from the State Department of Environmental Quality for the N.E. 23rd Street and Midwest Boulevard Sanitary Sewer Improvements, Midwest City, Oklahoma.

5. Discussion, consideration and possible action of approving Resolution 2025-11 between the City of Midwest City and Oklahoma County for the purpose of adopting a partnership for a Hazard Mitigation Plan where the City of Midwest City will accept the Plan developed by the County as outlined in Section 9 of the Oklahoma County Hazard Mitigation Plan 2024 Update.
6. Discussion, consideration, and possible action of the acceptance of maintenance bonds from Arrow Contracting & Utilities, LLC in the amount of \$11,621.70 and \$14,297.10 respectively.
7. Discussion, consideration, and possible action of the acceptance of maintenance bonds from Turning Point Industries, Inc. in the amount of \$24,415.00 respectively.
8. Discussion, consideration, and possible action of the approval of Change Order 3 for the 2018 Bond Asphalt Phase 4 project with Silver Star Construction Co., Inc. in the decreased amount of \$5,725.62 respectively.
9. 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. **Public hearing with discussion, consideration, and possible action to approve a resolution declaring the structure(s) located at 820 Askew Dr. a dilapidated building(s) as defined in Midwest City Ordinance "Section" 9-3 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site.**

Stroh addressed the council. After Council and Staff discussion, Eads made a motion to approve Resolution 2025-12, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, and Dukes. Nay: None. Absent: Favors. Motion Carried.

2. **(PC-2204) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development ("PUD"), to Simplified Planned Unit Development ("SPUD") for the property described as a tract of land located in the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Two (2) West, I.M., Block Four (4), Lots One (1) through Six (6) in Midtown Office Park Section II, Midwest City, Oklahoma County, Oklahoma, located at 1644-1650-1656-1662-1668-1674 Midtown Place, Midwest City, Oklahoma.**

Summers addressed the council. After Council and Staff discussion, Byrne made a motion to approve Ordinance 3587, seconded by Eads. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, and Dukes. Nay: None. Absent: Favors. Motion Carried.

- 3. (PC-2208) Public hearing, discussion, consideration, and possible action to consider approval of the Final Plat of Eagle Landing for the property described as a tract of land lying in the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.**

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

- 4. (MP-00020) Public hearing, discussion, consideration, and possible action of approval of the Minor Plat of 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.**

Summers and Coleman addressed the council. After Council and Staff discussion, Thompson made a motion to approve the Minor Plat, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, and Dukes. Nay: Eads. Absent: Favors. Motion Carried.

- 5. (PC-2206) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development ("PUD") to Medium Density Residential District ("R-MD"), for the property described as a tract of land located in the West Half (W/2) of the West Half (W/2) of the Northwest Quarter (NW/4) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 2222 N. Douglas Blvd., Midwest City, Oklahoma.**

Summers, Gina Johnson of 9013 NE 19th St, and Eric Masset, Commercial Real Estate Broker, addressed the council. After discussion, Bana made a motion to reject the ordinance, seconded by Maxwell. Voting Aye: Byrne, Maxwell, Thompson, Bana and Dukes. Nay: Eads. Motion carried.

- 6. (PC-2207) Public hearing, discussion, consideration, and possible action to consider 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 Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 2113 S. Air Depot Blvd.**

Summers, Chief Wipfli, Attorney Todd Waddell, and Maisch, addressed the council. After Council and Staff discussion, Eads made a motion to deny SUP, seconded by Byrne. Voting Aye: Eads, Byrne, and Dukes. Nay: Maxwell, Thompson, and Bana. Absent: Favors. Motion failed.

Maxwell made a motion to table the matter, seconded by Bana. Voting Aye: Maxwell, Thompson and Bana. Nay: Eads, Byrne and Dukes. Absent: Favors. Motion Failed.

Maisch and Rick Rice addressed the Council. After Staff and Council discussion, Byrne made a motion to approve the SUP, seconded by Eads. Voting Aye: Maxwell and Bana. Nay: Eads, Byrne, Thompson and Dukes. Absent: Favors. Motion Failed.

7. Discussion, consideration, and possible action of awarding the bid to and approving a contract with Innovative Mechanical for \$245,000 to replace HVAC equipment AHU7 and AHU11 at City Hall, with the project expected to be completed in 220 Calendar Days. The City Council authorizes the City Manager to sign and execute the contract.

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

8. Discussion, consideration, and possible action of awarding a bid to and approving a contract with Aquatic Renovation Systems, Inc. (RenoSys), in an amount not to exceed \$237,135.00 for the installation of new liner systems in the large and small pools at Reno Swim & Slide.

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

9. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 12, Community Center And Senior Center; Article I, In General; Section 12-2, Deposit; Section 12-17, Services Furnished By City; Permittee Required to Hire And Pay Employees; Section 12-23, Security To Be Furnished; Section 12-26, Sale of Alcoholic Beverages and/or Beer; Article II, Rental Rates and Charges; Section 12-40, Classification and Time Of Usage For Community Center; Section 12-41, Rental Fees; Section 12-45, What Rent Includes; Section 12-46, Holding Reservations; Section 12-47, Refund of Deposits; Section 12-49, Charges for Special Facilities and Extra Services; Section 12-59, Move-In, Move-Out Time; Rates; Section 12-60, Overtime Use – Fees; Approval by City Required; and Section 12-62, Advanced Bookings; and Providing for Repealer and Severability.

Ryan addressed the council. After Council and Staff discussion, Eads made a motion to approve Ordinance 3588, seconded by Maxwell. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, and Dukes. Nay: None. Absent: Favors. Motion Carried.

10. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 38 Subdivision Regulations, Article VII, Relief from Subdivision Standards, Section 38-62, Fees Subsection 38-62.4, Computation of Fees; and providing for a repealer, and severability.

Maisch addressed the council. After Council and Staff discussion, Eads made a motion to approve Ordinance 3589, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, and Dukes. Nay: None. Absent: Favors. Motion Carried.

11. Discussion, consideration and possible action approving an ordinance amending the Midwest City Municipal Code, Chapter 9, Building and Building Regulations, Article I, In General, Section 9-7, Code amended – International Residential Code; Chapter 20, Housing Code, Article I, Existing Structures, Section 20-2, Code amended; and providing for a repealer, and severability.

Maisch addressed the council. After Council and Staff discussion, Eads made a motion to approve Ordinance 3590, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, and Dukes. Nay: None. Absent: Favors. Motion Carried.

12. Discussion, consideration and possible action of approving an Ordinance amending the Midwest City Municipal Code, Chapter 9 Building and Building Regulations; Article I, In General; Sections 9-6, Code Amended – International Building Code; 9-7 Code Amended – International Residential Code; and Section 9-48, Reserved; Article II, Building; Division 3, Permits and Inspections, Section 9-88, Appeals; Article III, Electrical; Division 3, Permits and Inspections, Section 9-159, Appeals; Article IV, Mechanical; Division 3, Permits and Inspections; Section 9-228, Appeals; Article V, Fuel Gas; Division 3, Permits and Inspections; Section 9-294, Appeals; Article VI, Plumbing; Division 3, Permits and Inspections; Section 9-344, Appeals; Chapter 15, Fire Protection and Prevention; Article III, Fire Prevention Codes and Standards; Division 3, NFPA National Fire Codes; Section 15-65, Appeals; and Repealing and Placing into Reserve Sections 9-115 thru 9-120, 9-185 thru 9-190 and 9-255 thru 9-260; providing for Repealer and Severability and establishing a process for future action on Boards, Committees and Commissions.

Maisch addressed the council. After Council and Staff had discussion, Eads made a motion to approve Ordinance 3591, seconded by Bana. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, and Dukes. Nay: None. Absent: Favors. Motion Carried.

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

FURTHER INFORMATION.

1. Project update for the Comprehensive Plan for March 2025.
2. Monthly Residential and Commercial Building report for February 2025 Building Report.
3. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for February 2025.
4. Review of the February 4, 2025 Planning Commission Meeting Minutes.
5. Review of the City Manager's Report for the month of February 2025.

ADJOURNMENT.

There being no further business, Mayor Dukes adjourned the meeting at 7:34 PM

ATTEST:


SARA HANCOCK, City Clerk




MATTHEW D DUKES II, Mayor

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).

Midwest City Memorial Hospital Authority Minutes

March 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 7:48 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 | | Authority Attorney Don Maisch |

Absent: Trustee Rick Favors

CONSENT AGENDA. Byrne made a motion to approve with exception to pulled item #4, seconded by Eads. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, and Dukes. Nay: None. Absent: Favors. Motion Carried.

1. Discussion, consideration and possible action to approve the February 25, 2025 minutes.
2. Discussion, consideration and possible action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives.
3. Discussion, consideration, and possible action of approving Amendment No. 1 to the Construction Manager at Risk (CMAR) services for the Plaza 62 revitalization district with Willowbrook, Inc. originally approved August 27, 2024.
5. 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 Tree Giveaway.

At 7:48 PM Chairman Dukes left the horseshoe.

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 Ring cameras for all of Leah's Hope homes.**

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

At 7:49 PM Chairman Dukes returned to the horseshoe.

DISCUSSION ITEM.

- 1. Discussion, consideration, and possible action of entering into a contract with The Midwest City Economic Development Authority and Donoley Construction LLC for \$846,691.88 and 90 Calendar Days for the Centrillum Railroad Spur Project. The Hospital Authority delegates the Chairman to sign and execute the contract.**

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

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

EXECUTIVE SESSION.

- 1. Discussion, consideration, and possible action of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(11), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City, concerning Project "Adam"; and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session.**

At 7:50 PM Eads made a motion to enter into Executive Session, seconded by Maxwell. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, and Dukes. Nay: None. Absent: Favors. Motion Carried.

At 8:18 PM Eads made motion to return to Open Session, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, and Dukes. Nay: None. Absent: Favors. Motion Carried.

DISCUSSION ITEM CONTINUED.

- 2. Discussion, consideration, and possible action to approve an agreement to provide professional predevelopment services for ± 15.03 acres lying between 8800 – 8920 SE 29th Street (a/k/a lying in the NE/4, NE/4; Sec. 14, T11N, R02W, I.M, Oklahoma County); and to authorize the General Manager/Administrator to spend up to \$508,000 in development-related expenses for Project “Adam.”**

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

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 8:19 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 at least 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).

Economic Development Authority Minutes

March 25, 2025

This **special meeting** was held in the 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 7:45 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 | | Authority Attorney Don Maisch |

Absent: Trustee Rick Favors

DISCUSSION ITEMS.

1. Discussion, consideration and possible action to approve the December 10, 2024 meeting minutes.

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

2. Discussion, consideration, and possible action of awarding the bid to Donoley Construction LLC and entering into a contract with the Midwest City Municipal Hospital Authority and Donoley Construction LLC for \$846,691.88 and 90 Calendar Days for the Centrillum Railroad Spur Project. The Economic Development Authority delegates the Chairman to sign and execute the contract.

Evenson addressed the trustees. After Trustee and Staff had discussion, Eads made a motion to approve the contract, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, and Dukes. Nay: None. Absent: Favors. Motion Carried

PUBLIC DISCUSSION. There was no public discussion.

ADJOURNMENT. There being no further business, Chairman Dukes adjourned the meeting at 7:48 PM.

ATTEST:


SARA HANCOCK, Secretary




MATTHEW D DUKES II, Chairman

