



## CITY OF MIDWEST CITY MEETINGS FOR May 27, 2025

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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/UCqYfMidwestCity) with the recorded videos available there within 48 hours.

Special Assistance for a Meeting: Send request via email to [tanderson@midwestcityok.org](mailto: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

May 27, 2025 – 6:00 PM

Presiding members: Mayor Matthew 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
- 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 April 22, 2025 minutes. (City Clerk - S. Hancock)
2. Discussion, consideration, or possible action to approve the minutes of the May 8, 2025 special meeting. (City Clerk - S. Hancock)
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Interservice Fund, revenues/Transfers In (00) \$3,375; expenditures/Fleet Maintenance (25) \$3,375. Grant Fund, revenues/Intergovernmental (62) \$11,237; expenditures/Police (62) \$11,237. Northside TIF fund, expenditures/Economic Development (87) \$267,076. Grant Funds, revenues/Intergovernmental (57) \$470,000; expenditures/Capital Improvements (57) \$470,000. (Finance - T. Cromar)
4. Discussion, consideration and possible action of approving an amendment to ordinance number 3585 which amended 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. (D. Maisch – City Attorney).

5. Discussion, consideration, and possible action of approving a maintenance and services contract with Oklahoma Mountain Bike Association, Inc., for landscape improvements and maintenance of mountain bike trails at the SCIP Recreational Trail. (Public Works - R. Paul Streets)
6. Discussion, consideration, and possible action regarding the Administrative Services Agreement with Health Care Services Corporation to provide administrative services for the Employee Health Benefits Plan for the FY 2025-2026 for a net cost of \$67.23 per employee per month. (Human Resources - T. Bradley)
7. Discussion, consideration and possible action of appointing four (4) of the seven (7) members to the Traffic and Safety Commission for a term of three (3) years. (D. Maisch – City Attorney).
8. Discussion, consideration and possible action of declaring as surplus 1) one hundred and sixty (160) firearms of various calibers and authorizing their disposal by trade-in towards future purchases with COPS Gun Shop (OKC) for a trade-in amount of \$18,795.00 and 2) surplus of the found property and seized non-drug evidence on the attached lists and authorizing disposal through sealed bid, public auction, or destruction if necessary. (G. Wipfli-Police Chief)
9. Discussion, consideration, and possible action declaring (2) drafting tables as surplus and authorizing disposal through sealed bid, public auction, or other means as necessary. (Community Development - M. Summers)
10. 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)

D. DISCUSSION ITEMS.

1. (MP-00021) Public hearing, discussion, consideration, and possible action to consider approval of the Minor Plat of RS & Sons Investments for the property described as a tract of land lying in the Northwest Quarter (NW/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 10319 Le Jean Dr., Midwest City, OK. (Community Development - M. Summers)
2. (MP-00022) Public hearing, discussion, consideration, and possible action to consider approval of the Minor Plat of O'Reilly Automotive First Subdivision for the property described as the South Half of the East Half of the Southwest Quarter of the Southeast Quarter (S/2 E/2 SW/4 SE/4 SE/4) of Section One (1), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 9809 SE 15th St., Midwest City, Oklahoma. (Community Development - M. Summers)

3. (PC-2214) Public hearing, discussion, consideration, and possible action approving an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 5, Supplemental Regulations, Part 5.2., Screening and Landscaping; Subpart 5.2.5., General Landscaping Requirements; Section 7, Development Review Procedures; Part 7.6., Special Use Permit; Subpart 7.6.3., Criteria for Special Permit Approval; and providing for repealer and severability. (Planning & Zoning - M. Summers)
  4. Discussion, consideration, and possible action of awarding the bid to and approving contracts with Mocon Pacific, Inc. and PM Construction & Rehab, LLC, to complete trenchless stormwater pipe restoration at five (5) locations and authorizing the City Manager to execute the contracts. (Public Works - R. Paul Streets)
  5. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 42, Trees; Article II, Tree Board, Sections: 42-24, Members; 42-25, Officers; 42-26, Standing Committees; 42-27, Meetings required; 42-29, Reserved; 42-30, General powers; 42-31, Duties and responsibilities; 42-32, Entry powers; 42-38, Reserved; 42-39, Reserved; and providing for a repealer, and severability. (D. Maisch – City Attorney).
  6. Discussion, consideration and possible action of approving a resolution re-adopting the City of Midwest City's Police Community Advisory Board. (G. Wipfli – Police Chief and D. Maisch – City Attorney).
  7. Discussion, consideration and possible action of rendering a determination on an appeal filed by Marcel Radcliff, Hilltop Mobile Home Park concerning notices issued in accordance with Chapter 23 and Chapter 27 of the City Ordinances of the City of Midwest City. (M. Stroh – Director, Neighborhood Services and M. Summers – Director, Community Development).
- 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. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for April 2025. (Human Resources - T. Bradley)
  2. Review of the March 18, 2025 Board of Adjustment Meeting Minutes. (Community Development - M. Summers)
  3. Review of the April 1, 2025 Planning Commission Meeting Minutes. (Community Development - M. Summers)
  4. Review of the City Manager's Report for the month of April 2025. (Finance - T. Cromar)
- G. ADJOURNMENT.



## **MUNICIPAL AUTHORITY AGENDA**

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

May 27, 2025 – 6:01 PM

Presiding members: Chairman Matthew Dukes

Trustee Susan Eads

Trustee Pat Byrne

Trustee Rita Maxwell

Trustee Marc Thompson

Trustee Sara Bana

Trustee Rick Favors

City Staff:

General Manager Tim Lyon

Secretary Sara Hancock

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 April 22, 2025 minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2024-2025, increase: Stormwater Quality Fund, expenditures/Stormwater (61) \$5,660. Cap. Sewer Imp. – Stroth Fund, expenditures/Sewer Improvements (44) \$57,792. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of declaring the following equipment from the Water Resource Recovery Facility, a 1999 Terra Gator, Serial # 2505669, and a 1986 Case Front End Loader 20C, Serial # 9161802, as surplus and authorizing disposal by sealed bid, public auction, or other means as necessary. (Public Works - R. Paul Streets)

C. **NEW BUSINESS/PUBLIC DISCUSSION.** In accordance with State Statue 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.**



## **MEMORIAL HOSPITAL AUTHORITY AGENDA**

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

May 27, 2025 – 6:02 PM

Presiding members: Chairman Matthew Dukes

Trustee Susan Eads

Trustee Pat Byrne

Trustee Rita Maxwell

Trustee Marc Thompson

Trustee Sara Bana

Trustee Rick Favors

City Staff:

General Manager Tim Lyon

Secretary Sara Hancock

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 April 22, 2025 minutes. (Secretary - S. Hancock)
2. Discussion, consideration, and possible action of appointing Gina Johnson as the Ward 5 representative on the Midwest City Memorial Hospital Authority Trust Board of Grantors for a four-year term ending on May 27, 2029. (City Manager - T. Lyon)

C. **DISCUSSION ITEMS.**

1. 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)

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. **ADJOURNMENT.**



## **SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA**

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

May 27, 2025 – 6:03 AM

Presiding members: Chairman Matthew Dukes

Trustee Susan Eads

Trustee Pat Byrne

Trustee Rita Maxwell

Trustee Marc Thompson

Trustee Sara Bana

Trustee Rick Favors

City Staff:

General Manager Tim Lyon

Secretary Sara Hancock

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 or items will be removed and heard in regular order.

1. Discussion, consideration and possible action to approve the April 22, 2025 minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action of approving the management representation letter to Grant Thornton LLP and accepting the draft final report for Sooner Town Center, LLC for calendar years ending December 31, 2024 and 2023. (Finance - T. Cromar)

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. **ADJOURNMENT.**