



CITY OF MIDWEST CITY MEETINGS FOR June 24, 2025

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

Special Assistance for a Meeting: Send request via email to jshannon@midwestcityok.org or call 405-739-1229 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

June 24, 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
- Mayoral Proclamations:
 - Shawn Lockhart
 - Aaron Glenn
- 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 minutes of the May 27, 2025 meeting. (City Clerk - S. Hancock)
2. Discussion, consideration and possible action to approve the meeting minutes of June 10, 2025. (City Clerk - S. Hancock)
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: 2018 Election GO Bonds Fund, revenues/Transfers In (06) \$1,632; expenditures/Parks & Recreation (06) \$1,632. 2018 Election GO Bonds Fund, revenues/Transfers In (06) \$9,225; expenditures/Park & Recreation (06) \$9,225. Reimbursed Projects Fund, revenues/Intergovernmental (15) \$25,000; expenditures/Neighborhood Services (15) \$25,000. General fund, revenues/Transfers In (00) \$1380. Welcome Center fund, revenues/Transfers In (00) \$21,842. Convention & Visitor Bureau fund, revenues/Transfers In (00) \$40,771. Park & Recreation fund, revenues/Transfers In (00) \$10,193. Grants/Various Fund, revenues/Intergovernmental (88) \$3017; expenditures/Transfer Out (88) \$3017. Hotel/Motel Fund, revenues/Taxes (00) \$72,806; expenditures/Transfers Out (87) \$72,806. Municipal Court, revenues/Interest Revenue (00) \$1,380; expenditures/Transfer Out (00) \$1,380. Disaster Relief,

revenues/Transfers In (88) \$3,017. Street Light Fee Fund, expenditures/General Government (14) \$118,229. (Finance - T. Cromar)

4. Discussion, consideration, and possible action of purchasing an excess general liability insurance policy with Berkley Public Entity for fiscal year 2025-2026 at an annual cost of \$249,000 with a self-insured retention of \$250,000. Policy limits are \$1,000,000 per occurrence with a \$2,000,000 aggregate. (Risk Management - L. Smithson)
5. Discussion, consideration, and possible action of renewing an administrative service contract with Consolidated Benefits Resources to provide claims services for the City of Midwest City's workers compensation, and general liability programs for fiscal year 2025-2026 for the amount of \$42,000 per year with no changes from the current contract and the proposed contract. (Risk Management - L. Smithson)
6. Discussion, consideration, and possible action of renewing an excess workers compensation policy with Midwest Employers for the City of Midwest City's Workers' Compensation Self-Insurance Plan for fiscal year 2025-2026 at an annual cost of \$186,525 with a self-insured retention of \$750,000 per claim for Police and Fire, and \$500,000 for all other employees. (Risk Management - L. Smithson)
7. Discussion, consideration, and possible action of renewing an excess general liability insurance policy with States Self-Insurers Risk Retention Group, Inc. for fiscal year 2025-2026 at an annual cost of \$184,241 with a self-insured retention of \$1,000,000. Policy limits are \$2,000,000 per occurrence with a \$5,000,000 aggregate. (Risk Management - L. Smithson)
8. Discussion, consideration, and possible action of renewing a property insurance policy with a \$10,000 deductible, including wind and hail for the premium rate of \$514,631 for fiscal year 2025-2026 with Oklahoma Municipal Assurance Group (OMAG). (Risk Management - L. Smithson)
9. Discussion, consideration, and possible action of renewing the auto liability and auto/equipment physical damage policy with Oklahoma Municipal Assurance Group (OMAG). The auto and equipment policy has a \$1,000 deductible for comprehensive and collision coverage, including auto liability at a premium rate of \$331,987 for fiscal year 2025-2026. (Risk Management - L. Smithson)
10. Discussion, consideration, and possible action of approving; 1) the proposed 2025-2029 Consolidated Plan and Strategy, 2) the proposed 2025 Action Plan, for the use of 2025 Community Development Block Grant (CDBG) funds; 3) authorization of the Mayor to submit the approved and/ or modified certifications to the U.S. Department of Housing and Urban Development; and 4) authorization of the Mayor and City Manager to enter into the necessary contracts/documents to implement said program. (Grants Management - T. Craft)

11. Discussion, consideration, and possible action of approving a project agreement for State Job Number 36956(04), with the Oklahoma Department of Transportation (ODOT) to receive \$6,605,006 in federal funds for a future project to resurface Air Depot Boulevard from SE 15th Street to Reno Avenue including reconstruction of the signalized intersections. (Public Works - R. Streets)
12. Discussion, consideration, and possible action of entering into an agreement for Professional Services with Garver, LLC, to provide professional services as an on-call basis for the budget year 2025-2026 and delegating City Manager ability to approve each task order up to the amount of \$100,000. (Public Works - R. Streets)
13. Discussion, consideration and possible action of approving a contract for FY 25-26 in the amount of \$236,749 with Central Oklahoma Transportation and Parking Authority (COTPA) for the provision of EMBARK Route 15 bus service in Midwest City. (Grants Management - T. Craft)
14. Discussion, consideration, and possible action of approving Amendment No. 5 to the R.L. Shears Company, PC agreement, in the amount of \$40,300.00 to develop construction documents for a new basketball court and rehabilitate existing courts at Mid-America Park and to extend the contract term. (Public Works - R. Streets)
15. Discussion, consideration and possible action of appointing James Surber, PE to the newly created Trades' Advisory Board. (D. Maisch – City Attorney).
16. Discussion, consideration, and possible action of reappointing Jacob Hussain to the Urban Renewal Authority for a three (3) year term to end July 31, 2028. (Economic Development - R. Coleman)
17. Discussion, consideration and possible action of appointing Suzi Byrne to the Tree Board for a term of three (3) years. (D. Maisch – City Attorney).
18. Discussion, consideration, and possible action to declare (1) 2016 Chevrolet Caprice and its contents as surplus and authorizing disposal by public auction, sealed bid, or other necessary means. (G. Wipfli-Police Chief)

D. DISCUSSION ITEMS.

1. (PC-2213) Public hearing, discussion, consideration, and possible action on a Resolution to amend the comprehensive plan land use designation from Single-Family Detached Residential to Office / Retail; and an Ordinance to amend the zoning map from R-6 to SPUD, for the property located at 1015 & 1025 S. Post Road, Midwest City, Oklahoma. (Community Development- M. Summers)
2. (PC-2216) Public hearing, discussion, consideration, and possible action on an ordinance to amend the zoning map from R-6, C-1, C-3, C-4, and I-2 to PUD, for the property described as a tract of land lying in the Northeast Quarter (NE/4) of Section Fourteen (14), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County Oklahoma. (Community Development- M. Summers)

3. Public hearing with discussion, consideration, and possible action of passing a resolution declaring the structure(s) located at 1917 N. Saint Peter Ave. 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. (Neighborhood Services - M. Stroh)
 4. Public hearing with discussion, consideration, and possible action of passing a resolution declaring the structure(s) located at 2005 N. Saint Mark Ave. 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. (Neighborhood Services - M. Stroh)
 5. Public hearing with discussion, consideration, and possible action of passing a resolution declaring the structure(s) located at 2201 N. Saint Mark Ave. 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. (Neighborhood Services - M. Stroh)
 6. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 30, Parks and Recreation, Article III, Parks and Recreation Board; Sections: 30-29, Purpose; Section 30-30, Board created; membership; terms; compensation; 30-31, Organization and Procedures; Section 30-32, Minutes; Section 30-33, Regular meetings; Section 30-35, Duties; Section 30-36, Reserved; and providing for repealer, and severability. (D. Maisch – City Attorney).
 7. Discussion, consideration and possible action of approving amendments to the City of Midwest City's City Council Candidate Questionnaire. (D. Maisch – City Attorney).
 8. (MP-00023) Public hearing, discussion, consideration, and possible action to consider approval of the Minor Plat of Ridgecrest Commerce Addition for the property located at 920 N. Air Depot Blvd., Midwest City., Oklahoma. (Community Development - M. Summers)
 9. 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. (Community Development – M. Summers; Neighborhood Services - M. Stroh)
- 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. EXECUTIVE SESSION.

1. Discussion, consideration, and possible action of, 1) entering into executive session, as allowed under 25 O.S. § 307 (B) (2) to discuss negotiations concerning employees and representatives of employee groups; and 2) in open session, authorizing the city manager to take action as appropriate based on the discussion in executive session. (City Manager - T. Lyon)

D. DISCUSSION ITEMS Continued.

10. Discussion, consideration, and possible action of adopting, the Collective Bargaining Agreement (CBA) between the City of Midwest City and the International Association of Firefighters (IAFF) Local 2066, as negotiated to be effective from July 1, 2025, through June 30, 2026. (Human Resources - T. Bradley)
11. Discussion, consideration, and possible action regarding a 2.05% percent across the board increase to the base salary of City Employees not covered by a collective bargaining agreement, to be effective July 1, 2025. (Human Resources - T. Bradley)

G. FURTHER INFORMATION.

1. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for May 2025. (Human Resources - T. Bradley)
2. Monthly Residential and Commercial Building report for May 2025 Building Report (Community Development —M. Summers)
3. Review of the May 6, 2025 Planning Commission Meeting Minutes. (Community Development - M. Summers)
4. Review of the City Manager's Report for the month of May 2025. (Finance - T. Cromar)

H. ADJOURNMENT.



MUNICIPAL AUTHORITY AGENDA

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard
June 24, 2025 – 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 minutes of the May 27, 2025 meeting. (Secretary - S. Hancock)
2. Discussion, consideration and possible action to approve the meeting minutes of June 10, 2025. (Secretary - S. Hancock)
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2024-2025, increase: Wastewater Fund, expenditures/Sewer Department (43) \$112,239; MWC Water Department Fund, revenues/Transfer In (00) \$11,281; Customer Deposits Fund, revenue/Investment Interest (00) \$11,281.; expenditures/Transfer Out (00) \$11,281. (Finance - T. Cromar)
4. Discussion, consideration, and possible action of renewing a contract for FY 2025/2026 with Republic Services of Oklahoma. (Public Works - R. Streets)
5. Discussion, consideration, and possible action of entering into an agreement for Professional Services with Garver, LLC, to provide professional services as an on-call basis for the budget year 2025-2026 and delegating City Manager ability to approve each task order up to the amount of \$100,000. (Public Works - R. 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

June 24, 2025 – 6:02 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/s will be removed and heard in regular order.

1. Discussion, consideration and possible action to approve the minutes of the May 27, 2025 meeting. (Secretary - S. Hancock)
2. Discussion, consideration and possible action to approve the meeting minutes of June 10, 2025. (Secretary - S. Hancock)
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2024-2025, increase: Hospital Authority Fund, expenditures/Hospital Authority (90) \$126. (Finance- T. Cromar)
4. Discussion, consideration, and possible action of entering into an agreement for Professional Services with Garver, LLC, to provide professional services as an on-call basis for the budget year 2025-2026 and delegating City Manager ability to approve each task order up to the amount of \$100,000. (Public Works - R. Streets)
5. Discussion, consideration, and possible action approving the agreement with Capitol Decisions, Inc. in the total amount of \$115,000 to continue to provide consultant services regarding economic, community development and redevelopment interests in Midwest City for the period from July 1, 2025 through June 30, 2026. (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. EXECUTIVE SESSION.
1. Discussion, consideration, and possible action of 1) entering into executive session, as allowed under 25 O.S. § 307(B)(3) to confer on matters pertaining to purchase or appraisal of real property concerning "Plaza 62" and "Project David"; 2) as allowed under § 307(B)(4) to discuss pending claims or actions where public body, at the advice of its attorney, determines that disclosure will seriously impair the ability of the public body to process the claims or conduct pending litigation or proceedings in the public interest concerning Heritage Park Mall and 3) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session. (City Manager - T. Lyon)
- F. ADJOURNMENT.



SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA

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

June 24, 2025 – 6:03 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 or items will be removed and heard in regular order.

1. Discussion, consideration and possible action to approve the minutes of the May 27, 2025 special meeting. (Secretary - S. Hancock)
2. Discussion, consideration and possible action to approve the special meeting minutes of June 10, 2025. (Secretary - S. Hancock)
3. Discussion, consideration, and possible action of entering into an agreement for Professional Services with Garver, LLC, to provide professional services as an on-call basis for the budget year 2025-2026 and delegating City Manager ability to approve each task order up to the amount of \$100,000. (Public Works - R. Streets)

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. **EXECUTIVE SESSION.**

1. Discussion, consideration, and possible action of 1) entering into executive session, as allowed under 25 O.S. § 307(B)(3) to confer on matters pertaining to purchase or appraisal of real property concerning "Project Charlie"; and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session. (City Manager - T. Lyon)

E. **ADJOURNMENT.**