



CITY COUNCIL AGENDA

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

January 27, 2026 - 6:00 PM

Presiding members: Mayor Matthew Dukes

Ward 1 Vacant

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.

1. Invocation
2. Pledge of Allegiance
3. 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 meeting minutes for December 9, 2025. (City Clerk - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2025-2026 increase: Grant Fund, revenue/OWRB (42) \$219,000; expenditures/Transfers Out (42) \$219,000. Capital Improvements Fund, expenditures/Infrastructure (57) \$315,000. (Finance- T. Cromar)
3. Discussion, consideration, and possible action of accepting grants of Temporary Easement from grantor, at certain parcels of land located within the corporate boundaries of Midwest City in Section 34, Township 12N, Range 2W of the Indian Meridian, Oklahoma County, Oklahoma; known as 600 National Avenue. (Community Development - M. Summers)
4. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055250986 from the Oklahoma Department of Environmental Quality for the construction of the Carl Albert High School Athletics Upgrades project, Midwest City, Oklahoma. (Public Works - R. Paul Streets)

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5. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055250924 from the Oklahoma Department of Environmental Quality for the construction of the Element Office Park Sewer project, Midwest City, Oklahoma. (Public Works - R. Paul Streets)
6. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055250925 from the Oklahoma Department of Environmental Quality for the construction of the Element Office Park Water project, Midwest City, Oklahoma. (Public Works - R. Paul Streets)
7. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055250969 from the Oklahoma Department of Environmental Quality for the construction of the Hiwassee Lift Station Improvements project, Midwest City, Oklahoma. (Public Works - R. Paul Streets)
8. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055250956 from the Oklahoma Department of Environmental Quality for the construction of the Midwest City High School Fine Arts Addition project, Midwest City, Oklahoma. (Public Works - R. Paul Streets)
9. Discussion, consideration, and possible action of amending a contract with Holland Backhoe, Inc., to include Change Order No. 1 to the agreement to provide all necessary services to complete the Reed Ball Park Waterline Extension Project in an increased amount of \$192,299.00. (Public Works - R. Paul Streets)
10. Discussion, consideration, and possible action of amending a contract with Garver, LLC, for the design of the Timber Ridge Elevated Storage Tank and High Service Pump Station project. (Public Works - R. Paul Streets)
11. Discussion, consideration, and possible action of approving a project agreement for State Job Number 36856(04), with the Oklahoma Department of Transportation (ODOT) to receive \$1,277,200.00 in federal funds for Signal Improvements Project 7. (Public Works - R. Paul Streets)
12. Discussion, consideration, and possible action of approving a project agreement for State Job Number 36949(04), with the Oklahoma Department of Transportation (ODOT) to receive \$1,187,200.00 in federal funds for Signal Improvements Project 8. (Public Works - R. Paul Streets)
13. Discussion, consideration, and possible action of approving a project agreement for State Job Number 37943(04), with the Oklahoma Department of Transportation (ODOT) to receive \$1,193,424.00 in federal funds for Signal Improvements Project 9. (Public Works - R. Paul Streets)
14. Discussion, consideration, and possible action of approving a project agreement for State Job Number 38041(04), with the Oklahoma Department of Transportation (ODOT) to receive \$2,537,920.00 in federal funds for sidewalk improvements at various locations across Midwest City. (Public Works - R. Paul Streets)

15. Discussion, consideration, and possible action of approving a project agreement for State Job Number 36950(04), with the Oklahoma Department of Transportation (ODOT) to receive \$6,063,200.00 in federal funds for a future project to resurface SE 29th Street from Douglas Boulevard to Westminster Road. (Public Works - R. Paul Streets)
16. Discussion, consideration, and possible action of approving a project agreement for State Job Number 38102(04), with the Oklahoma Department of Transportation (ODOT) to receive \$7,500,000.00 in federal funds for a future project to resurface Air Depot Boulevard from SE 29th Street to SE 15th Street including reconstruction of the signalized intersections. (Public Works - R. Paul Streets)
17. Discussion, consideration and possible action of appointing Ward 5, City Council Member Sara Bana to the Ordinance Oversight Council Committee (OOC). (T. Lyon – City Manager).
18. Discussion, consideration, and possible action of appointing Brittany Hussain (Ward 4), Taiseka Adams (Ward 5), and John Manning (Ward 6) to the Midwest City Park & Recreation Board. Hussain would be serving her first full term, Adams would be serving her third term, Manning would be serving his fourth term. (Parks & Recreation Director – J. Ryan)
19. 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. (Community Development - M. Summers)
20. Discussion, consideration, and possible action of declaring (1) file cabinet, (1) adding machine and (4) office chairs as surplus and authorizing their disposal by public auction, sealed bid or other means as necessary. (Emergency Management - D. Wagner)
21. Discussion, consideration, and possible action of declaring miscellaneous equipment from the Public Works Department as surplus and authorizing their disposal by sealed bid, public auction or by other means as necessary. (Public Works - R. Paul Streets)
22. Discussion, consideration, and possible action of declaring 17-03-05, a 1997 Ford Club Wagon 15 Passenger Van, VIN # 1FBJS31L9VHB35967 and 17-03-02, a 2009 Ford E350 Van, VIN # 1FBSS31L09DA09790 from the Neighborhoods in Action Division as surplus and authorizing disposal by sealed bid, public auction or by other means as necessary. (Grants Management - T. Craft)
23. Discussion, consideration, and possible action declaring a mechanical letter opener, a cash box and an intercom system for drive thru as surplus and authorizing disposal by public auction, sealed bid or other means as necessary. (City Clerk - S. Hancock)

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24. Discussion, consideration, and possible action to declare the miscellaneous items attached as surplus and authorizing disposal by public auction, sealed bid, or other necessary means. (G. Wipfli-Police Chief)
25. Discussion, consideration, and possible action to declare (2) Chevrolet Caprice' and (1) Dodge Challenger and their contents as surplus and authorizing disposal by public auction, sealed bid, or other necessary means. (G. Wipfli - Police Chief)

D. DISCUSSION ITEMS.

1. Discussion, consideration and possible action approving a Resolution establishing the Records Management, Retention, and Destruction Policy for the City and its Authorities, in accordance with State Statute. (S. Hancock – City Clerk and D. Maisch – City Attorney).
2. Discussion, consideration and possible action of accepting and approving the financial audit of the City of Midwest City for the year ended June 30, 2025. (T. Cromar - Finance)
3. (MP-00028) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property described as a Subdivision of Lot Seventeen (17), in Block Ten (10), of the Pointon City Addition, City of Midwest City, Oklahoma County, Oklahoma. (Community Development - M. Summers)
4. (PC-2229) Public hearing, discussion, consideration, and possible action to approve a Special Use Permit to allow for the use of a Group Care Facility as defined in Section 4.3.14 of the Zoning Regulations for the development located at 9077 NE 13th Street, Midwest City, Oklahoma 73110. (Community Development - M. Summers)
5. (PC-2230) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Community Commercial District (“C-3”) to Simplified Planned Unit Development (“SPUD”) with Community Commercial District (“C-3”) as the underlying zoning under Section 7.4.4. (a) of Appendix A of the Midwest City Municipal Code, for the property located at 2001 S. Air Depot Blvd., Midwest City, Oklahoma. (Community Development - M. Summers)
6. (PC-2233) Public hearing, discussion, consideration, and possible action on a resolution to rename Glendale Ave to S Glendale Rd, described as a part of the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Community Development - M. Summers)
7. (PC-2234) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development (“PUD”) to Single-Family Detached Residential (“R-6”) for the property located at 9017 Nawassa Drive, Midwest City, OK. (Community Development - M. Summers)

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8. (PC-2235) Public hearing, discussion, consideration, and possible action to approve an Ordinance to redistrict from a Simplified Planned Unit Development (“SPUD”) to Single-Family Detached Residential District (“R-6”), for the property located at 2606 & 2608 S. Post Road, Midwest City, Oklahoma. (Community Development - M. Summers)
9. (PC-2236) Public hearing, discussion, consideration, and possible action on a preliminary plat, 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)
10. Discussion, consideration and possible action of approving the purchase of 2813 Parklawn Drive in Midwest City (a/k/a the North 65 feet of lot 4, Parklawn Addition to Midwest City) for the amount of three hundred and fifteen thousand dollars (\$315,000.00), plus any closing costs and delegating to the City Manager the authority to execute all necessary documents to make the purchase effective. (D. Maisch – City Attorney).
11. Discussion, consideration and possible action to approve a resolution declaring the intent of the City Council of the City of Midwest City, Oklahoma, to consider designating of a portion of the city for a “Statutory Reinvestment Area”, and to consider the creation of a related “Tax Increment Finance District” pursuant to Oklahoma law; creating the Midwest City Local Development Act Review Committee (the “Review Committee”); determining membership of the Review Committee; designating the manner and term of appointment of Committee Members; providing for meetings of the Review Committee; establishing officers; determining voting rights and quorum; directing the Review Committee to consider proposed project plans and to make any findings and the recommendations required by law; directing the Midwest City Planning Commission to consider the proposed project plan(s) and make any recommendations required by law; and containing other provisions related thereto. (R. Coleman - Economic Development)
12. Discussion, consideration, and possible action to approve a resolution formally appointing representation to the Midwest City Local Development Act Review Committee from the Planning Commission in addition to all entities that receive ad valorem tax collections from the vicinity of Southeast 29th Street and S Douglas Boulevard. (Economic Development - R. Coleman)
13. Discussion, consideration, and possible action of approving a Guaranteed Maximum Price (GMP) construction management contract with AC Owen Construction, Inc. (ACO) for the renovation of the Midwest City Senior Center, in an amount not to exceed \$1,164,383.00. (Assistant City Manager - V. Sullivan)
14. Discussion concerning the proposed five-eighths (5/8ths) of one percent sales tax increase by Oklahoma County to assist in funding public safety operations and improvements for Oklahoma County. (T. Lyon – City Manager).

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15. Presentation of the new MidwestCityOK.org website by the Communications & Marketing Department. (Communications & Recreation Director – J. Ryan)

E. **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 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 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 – Heritage Park Mall; and 2) authorizing the City Manager to take action as appropriate based on discussion. (City Attorney – D. Maisch)

G. **FURTHER INFORMATION.**

1. Review of the November 4, 2025 Planning Commission Meeting Minutes. (Community Development - M. Summers)
2. Review of the December 2, 2025 Planning Commission Meeting Minutes. (Community Development - M. Summers)
3. Review of the November 18, 2025 Board of Adjustment Meeting Minutes. (Community Development - M. Summers)
4. Monthly Residential and Commercial Building Report for November & December 2025 (Community Development - M. Summers)
5. Review of the City Manager's Report for the month of November 2025. (Finance - T. Cromar)
6. Review of the City Manager's Report for the month of December 2025. (Finance-T. Cromar)
7. Review of the September 22, 2025 Citizens' Advisory Committee on Housing and Community Development Meeting Minutes. (Grants Management - T. Craft)
8. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager. (Human Resources - T. Bradley)

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9. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager. (Human Resources - T. Bradley)
10. Review of the monthly report of the Delta Hotel at the Reed Center. (Finance - T. Cromar)

H. ADJOURNMENT.