



UTILITIES AUTHORITY  
AGENDA





## CONSENT AGENDA





## **SPECIAL UTILITIES AUTHORITY AGENDA**

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

January 27, 2026 - 6:04 PM

Presiding members: Mayor Matthew Dukes

Trustee Vacant

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 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 special meeting minutes for December 09, 2025. (Secretary- S. Hancock)
2. Discussion, consideration and possible action to accept or reject all bids received for Project 952501: Monuments Signs for the Soldier Creek Industrial Park. (Economic Development – R. Coleman)

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.

Notice for the Midwest City Utilities Authority special meeting was filed with the City Clerk of Midwest City 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.midwestcityokorg).

## **Midwest City Utilities Authority Minutes**

**December 09, 2025**

This **special meeting** was held in 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 7:21 PM with the following members present:

Trustee Vacant	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

### DISCUSSION ITEMS.

**1. Discussion, consideration and possible action to approve the special meeting minutes for November 13, 2025.**

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

**2. Discussion, consideration and possible action to approve a resolution of the Midwest City Economic Development Authority and to approve the “Red Plains Sports Complex Economic Development Assistance Agreement,” among the City of Midwest City, the Midwest City Economic Development Authority, the Midwest City Utilities Authority, and Stingray Volleyball Academy LLC, for the development of a Part of Lot 4, Soldier Creek Industrial Park.**

Bana made a motion to approve Resolution UA2025-04, seconded by Maxwell. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

PUBLIC DISCUSSION. There was no public discussion.

ADJOURNMENT. There being no further business, Chairman Dukes adjourned the meeting at 7:22 PM.

ATTEST:

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MATTHEW D DUKES II, Chairman

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SARA HANCOCK, Secretary



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Midwest City, Oklahoma 73110  
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[www.midwestcityok.org](http://www.midwestcityok.org)

## MEMORANDUM

To: Honorable Chairman and Trustees

From: Tim Lyon, General Manager/Administrator

Date: January 27, 2026

Subject: Discussion, consideration and possible action to accept or reject all bids received for Project 952501: Monuments Signs for the Soldier Creek Industrial Park. (Economic Development – R. Coleman)

American Glass, Inc. and AGI Properties on August 22, 2023, (the “Companies”) entered into the Amended and Restated Economic Development Agreement (the “Agreement”) with the Utilities Authority and the Economic Development Authority (the “Authorities”). In Section 4.04 of the Agreement, the Authorities committed to fabricating and installing at least one subdivision sign at one of the two entrances to the Soldier Creek Industrial Park (“SCIP”). The FY 2024 – 2025 Budget included \$70,000 for this endeavor, which became known as Project 952501. ROAM Studios, the architectural firm that won the award for the American Glass, Inc. campus and building design, was paid \$10,000 to create plans for the sign(s).

Unfortunately, we received only two (2) bids before the June 18, 2024, deadline, the lowest of which was more than *double* the amount that remained available for the work.

As part of the Agreement, the Authorities also committed to designing and constructing a switch and industry track to serve SCIP at an estimated cost of \$2 million (in 2023 dollars). We pursued and were awarded a U.S Federal Railroad Administration Community Railroad Infrastructure Improvement grant that promised to reimburse up to 75% of the rail project’s design and construction costs.

We chose to delay additional action on Project 952501 until we were more confident in the U.S. FRA’s commitment. Due to US FRA requirements, it has taken nearly two (2) years to acquire permission to move forward with the rail project, but we now hope to bid the job and start work within the next six to eight weeks.

The Companies are interested in seeing Project 95201 completed as quickly as possible, and they are willing to contribute their collective resources to see that both signs are built and installed as designed. This cooperation will likely be memorialized in an amendment the original Agreement, which is expected to occur on next month’s agendas.

Please contact Economic Development Director Robert Coleman (405/739-1218) with any questions.

Tim Lyon, General Manager/Administrator  
Trustees: Matthew D. Dukes II, Pat Byrne, Rita Maxwell, Marc Thompson, Sara Bana, and Rick Favors

Respectfully,

A handwritten signature in black ink, appearing to read 'Tim Lyon', is written over a horizontal line.

Tim Lyon, General Manager/Administrator

Attachment: Bid Tabulation for Project 92501

## RESULTS FOR THE REQUEST FOR PROPOSALS

### MONUMENT SIGNS AT THE SOLDIER CREEK INDUSTRIAL PARK

#### MIDWEST CITY UTILITIES AUTHORITY PROJECT #952501

2:05 PM CDT, WED 18 JUN 2025

PAGE 1

		Sign on Lot 2A	Sign on Lot 3G	Additional Cost of Solar Lighting
G&S Sign Services				
1634 SE 23rd ST				
Oklahoma City, OK	73129			
QUOTE 7454		\$ 163,185.00	\$ 163,185.00	\$ 23,500.00
G&S Sign Services				
1634 SE 23rd ST				
Oklahoma City, OK	73129			
QUOTE 7445		\$ 130,625.00	\$ 130,625.00	\$ 23,500.00

**NOTES:** Fabrication and installation will take 4 - 6 weeks after permit approval.  
Uses aluminum in lieu of steel where applicable.

50% Downpayment due upon receipt of deposit invoice, 25% due upon completion of signs, remaining 25% due upon completion of the project with Net 30 terms.

#### Exceptions & Substitutions:

- does not include primary electrical hookup, unless dedicated circuit is existing within 10 feet.
- For anything requiring shop drawings, only 1 revision is included in the bid. Every revision after that will be billed at an additional rate of \$75/hr
- does not include ELES or "Electric Sign Permit" must be pulled by licensed electrician
- All ground signs require vegetation in the OKC area. G&S Signs is not responsible for the installation of vegetation unless specified in quote.
- G&S Will Call OKIE to foresee any drilling implications. Unknown underground obstructions, rock, or hard sediment not Included in bid. It is the responsibility of the land owner to mark all private lines including water sprinklers.
- With the removal of an existing wall sign, quote includes caulking holes to prevent water damage. Patch and spot paint, EIFS restoration and painting seam to seam will be quoted separately unless specified in quote.
- For all ship in work. Standard procedure is to check crates and packages when they come in. If they have no visible exterior damage they are marked OK. We will only investigate crates/boxes further if they have exterior damage. Internal damage will not be G&S's responsibility to cover costs.

**RESULTS FOR THE REQUEST FOR PROPOSALS**  
**MONUMENT SIGNS AT THE SOLDIER CREEK INDUSTRIAL PARK**  
**MIDWEST CITY UTILITIES AUTHORITY PROJECT #952501**  
**2:05 PM CDT, WED 18 JUN 2025**  
**PAGE 2**

		Sign on Lot 2A	Sign on Lot 3G	Additional Cost of Solar Lighting
<b>Integrity Construction Group</b>				
<b>1031 County RD #1550</b>				
<b>Rush Springs, OK</b>	<b>73082</b>	\$ 117,279.00	\$ 117,279.00	\$ 17,500.00

**EXCEPTIONS AND/OR SUBSTITUTIONS:**  
**ELECTRICAL NOTES:**

Due to lack of information we have quoted this based on these items :

Sign is no more than 2 circuits @ 15 amps ea and voltage is 120v/240v

NOTE\* price can possibly be reduced if loads are lesser than quoted or significantly increase based on actual voltage and loads.

Option #1 – To build new service at each sign location no more than 25ft from each sign and connect as required by code. This would require the power company to bring power to each location, this would have to be coordinated with them but must know voltage and amperage before.

Option # 2 – To build solar boxes at each sign location. Once again this is based on 2 – 15a circuits running for 10 hours continually.

Option # 3 – Would have to verify first but it is a possibility based on actual load and voltage. Could possibly pull new circuits through existing pole light conduits and feed signs that way. No price for this but if power companies do not want to build two new services it is a viable alternative.

**STEEL NOTES:**

Qty (1) Soldier Creek Monument Sign comprised of materials shown on pg A10.0A dated Sept 20, 2024. Expanded metal priced as 1/2 x 13 flat. HSS3x3x3/8 tube frame and lateral L6x3 1/2x5/16 to be primed and painted by Walliefab at the shop. Exterior 1/4' HR plate placards to be powder coated black. Expanded metal to be powder coated black. Note that any welds on powdercoated material will need touch up painted on site. Some suggestions to avoid this where applicable may be presented in the shop drawing process. Price dependent on a single sandard powder coat color. 3/4" frosted acrylic backing included. (1) telehandler lift rental included in price. Joints on back face where expanded metal meets will need horizontal support for attachment and to add rigidity to panels.





PUBLIC DISCUSSION

