

**CITY OF MIDWEST CITY COUNCIL AGENDA**

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

January 26, 2021 – 6:00 PM

- A. CALL TO ORDER.
- B. OPENING BUSINESS.
- Invocation by Assistant City Manager Vaughn Sullivan
  - Pledge of Allegiance by Carl Albert Jr ROTC Cadets
  - Community-related announcements and comments
- C. CONSENT AGENDA. These items are placed on the Consent Agenda so the Council, by unanimous consent, can approve routine agenda items by one motion. If any item proposed does not meet with the approval of all Council, or members of the audience wish to discuss an item, it will be removed and heard in a regular order.
1. Discussion and consideration to approve the minutes of the January 12, 2021 meeting, as submitted. (City Clerk- S. Hancock)
  2. Discussion and consideration of accepting the financial audit of the City of Midwest City as of and for the year ended June 30, 2020. (Finance - J. Siemens)
  3. Discussion and consideration of accepting the City Manager's Report for the month of December 2020. (Finance - J.Siemens)
  4. Discussion and consideration of supplemental budget adjustments to the following funds for FY 2020-2021, increase: Grant Funds, revenue/Intergovernmental (62) \$32,820; expenditures/Police (62) \$32,820. CDBG Fund, revenue/Intergovernmental (00) \$321,726; expenditures/Grants Management (39) \$321,726. (Finance - J. Siemens)
  5. Discussion and consideration of accepting the monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager and action as deemed necessary by the Council to maintain the plan. (Human Resources - T. Bradley)
  6. Discussion and consideration to approve Amendment #1 to the professional design services contract with Olsson, Inc. in the amount of \$10,045 plus \$600 per easement for the W.P. Bill Atkinson Park, a 2018 General Obligation project. (Community Development - B. Harless)
  7. Discussion and consideration of awarding bid to Top Tier Tactical for Police Department Respirator Equipment in the amount of \$38,100. (Grants Management - T. Craft)
  8. Discussion and consideration of entering into a contract agreement with Great Plains Consulting in the amount of \$148,080.00 for the inspection of the construction and installation of the new Booster Pump Station and Storage Tank Reconstruction funded by the 2018 G.O. Bond proposal. (Public Works – P. Menefee)

9. Discussion and consideration of accepting maintenance bonds from Turning Point Industries, Inc. in the amount of \$9,744.30, respectively. (Public Works - P. Menefee)
10. Discussion and consideration of accepting maintenance bonds from Holland Backhoe, Inc. in the amount of \$4,708.50, \$4,004.50, and \$4,065.50, respectively. (Public Works – P. Menefee)
11. Discussion and consideration of reappointing Russell Smith to the Planning Commission for an additional three-year term. (Community Development - B. Harless)
12. Discussion and consideration of declaring used fire hose as surplus and authorizing the disposal by public auction, sealed bid, or destruction, if necessary. (Fire Department - B. Norton)

D. DISCUSSION ITEMS.

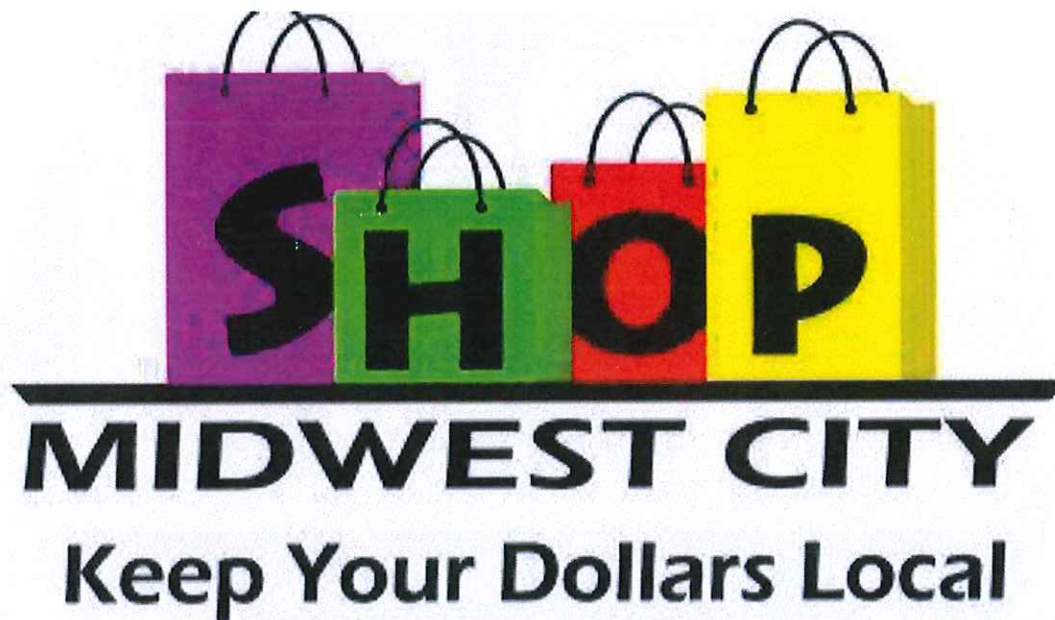
1. (PC – 2056) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit (SUP) to allow the use of communication services in the R-6, Single Family Detached Residential District for the property described as a part of the NW/4 of section 36 T-12-N, R-2-W, located at 600 N. Douglas Boulevard. This item was continued from the October 27, 2020 and November 10, 2020 City Council meetings. (Community Development - B. Harless)
2. (PC – 2065) Discussion and consideration of approval of the Final Plat of Ryan's Ridge, described as a part of the SW/4 of Section 6, T11N, R1W, addressed as 10332 S.E. 10th Street. (Community Development - B. Harless)
3. (PC-2066) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential to C-1, Restricted Commercial, and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to OR, Office Retail, for the property described as part the SE/4 of Section 6, T-11-N, R-1W, and a portion of the parcel addressed as 10601 SE 15th Street. (Community Development - B. Harless)
4. (PC-2067) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential with a Special Use Permit for a Church to C-3, Community Commercial, and a resolution to amend the Comprehensive Plan from PSP, Public/Semi-Public to COMM, Commercial, for the property described as part the NW/4 of Section 1, T-11-N, R-2-W, addressed as 208 S. Douglas Blvd. (Community Development - B. Harless)
5. (PC – 2068) Public hearing with discussion and consideration of an ordinance redistricting from Planned Unit Development (PUD) to Amended Planned Unit Development (PUD), for the property described as Lot 1 of the Red Oak Development addressed as 2113 S. Douglas Boulevard. (Community Development - B. Harless)

6. (PC-2069) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential, PUD, Planned Unit Development and O-2 General Office to a PUD, governed by the R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to MDR, Medium Density Residential, for the property described as a part of the SW/4 of Section 6, T11N, R1W, addressed as 10100 S.E. 10<sup>th</sup> St. and 1120 S. Post Rd. (Community Development - B. Harless)
  7. (PC – 2070) Discussion and consideration of approval of the proposed preliminary plat of Primrose Hill, described as a part of the SW/4 of Section 31, T12N, R1W, located at 316 N. Post Road. (Community Development - B. Harless)
  8. (PC – 2071) Discussion and consideration of approval of the Replat of Lot 3, Block 2 of the Harper Addition, described as a part of the NW/4 of Section 31, T12N, R1W and addressed as 910 N. Poplar Lane.(Community Development - B. Harless)
  9. Discussion and consideration of presentation by W.D. Ballew, PhD., P.E. on comprehensive review of the Midwest City Police Department jail operations. (Police - B. Clabes)
  10. Discussion and consideration of awarding the bid and entering into a contract with United Golf, LLC, for renovation of John Conrad Regional Golf Course in the total amount of \$3,563,555.16, which includes the base bid in the amount of \$3,532,450.16 and Alternate number A-2 (Driving range floor shaping) in the amount of \$5,415.00, Alternate number A-3 (Driving range drainage) \$4,810.00, Alternative number A-5 (Driving range Astro sprigs) \$5,880.00, Alternative number A-13 (Pump-house refurbishment) one (1) item at \$15,000.00. (City Manager – V. Sullivan)
- E. NEW BUSINESS/PUBLIC DISCUSSION. The purpose of the "Public Discussion Section" of the Agenda is for members of the public to speak to the City 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 and consideration 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)

G. FURTHER INFORMATION.

1. Review of the monthly Neighborhood Services report for December 2020. (Neighborhood Services - M. Stroh)
2. Review of the December 2020 Building Report. (Community Development—B. Harless)
3. Minutes of the January 5, 2021 Planning Commission meeting. (Community Development - B. Harless)

H. ADJOURNMENT.



**CITY OF MIDWEST CITY MUNICIPAL AUTHORITY AGENDA**  
City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

January 26, 2021 – 6:01 PM

- A. CALL TO ORDER.
- B. CONSENT AGENDA. These items are placed on the Consent Agenda so that Trustees, by unanimous consent, can approve routine agenda items by one motion. If any item proposed does not meet with approval of all Trustees, or members of the audience wish to discuss an item, it will be removed and heard in regular order.
1. Discussion and consideration to approve the minutes of the January 12, 2021 meeting, as submitted. (Secretary - S. Hancock)
  2. Discussion and consideration of accepting the report on the current financial condition of the Sheraton Midwest City Hotel at the Reed Center for the period ending December 31, 2020. (City Manager - T. Lyon)
- C. NEW BUSINESS/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.

**CITY OF MIDWEST CITY MEMORIAL HOSPITAL AUTHORITY AGENDA**

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

January 26, 2021 – 6:02 PM

A. CALL TO ORDER.

- B. CONSENT AGENDA. These items are placed on the Consent Agenda so that Trustees, by unanimous consent, can approve routine agenda items by one motion. If any item proposed does not meet with approval of all Trustees, or members of the audience wish to discuss an item, it will be removed and heard in regular order.

1. Discussion and consideration to approve the minutes of the January 5, 2021 special meeting, as submitted. (Secretary - S. Hancock)
2. Discussion and consideration to approve the minutes of the January 12, 2021 meeting, as submitted. (Secretary - S. Hancock)

C. DISCUSSION ITEMS.

1. Discussion and consideration of action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives. (Finance - J. Siemens)
2. Discussion and consideration of approving and entering into an engagement letter with Grant Thornton, LLP to perform a GAAP audit for the calendar year ending December 31, 2020 for STC II, LLC in an amount not to exceed \$28,100, plus 7% administrative fee of \$1,967, and authorizing the city manager and/or finance director to act on behalf of the Authority during the audit to provide information, oversee the audit process and make determinations as required. (City Manager - R. Rushing)
3. Discussion and consideration to authorize Savory Development, L.L.C. to submit construction documents and a building permit application for Lots 8 – 10, Block 1, Replat of Atkinson Heights Addition (a/k/a 2500 S Air Depot BL) on behalf of the Midwest City Memorial Hospital Authority. (Economic Development - R. Coleman)

- D. NEW BUSINESS/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.**

E. ADJOURNMENT.

**CITY OF MIDWEST CITY ECONOMIC DEVELOPMENT COMMISSION AGENDA**  
City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

January 26, 2021 – 6:03 PM

- A. CALL TO ORDER.
- B. CONSENT AGENDA. These items are placed on the Consent Agenda so the Commissioners, by unanimous consent, can approve routine agenda items by one motion. If any item proposed does not meet with approval of all Commissioners, or members of the audience wish to discuss an item, it will be removed and heard in regular order.
1. Discussion and consideration to approve the minutes of the October 29, 2020 special meeting, as submitted. (City Clerk - S. Hancock)
  2. Review of the Convention and Visitors Bureau Quarterly Activity Report for the period ending December 30, 2020. No action is necessary; this item is presented for informational and discussion purposes only. (City Manager - R. Rushing)
  3. Review of the Midwest City Chamber of Commerce's Quarterly Activity Report for the period ending September 30, 2020 and December 31, 2020. No action is necessary; this item is presented for informational and discussion purposes only. (City Manager - T. Lyon)
- C. NEW BUSINESS/PUBLIC DISCUSSION. The purpose of the "Public Discussion Section" of the Agenda is for members of the public to speak to the Commission on any Subject not scheduled on the Regular Agenda. The Commission 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 Commission will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. **THOSE ADDRESSING THE COMMISSION ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE COMMISSION.**
- D. ADJOURNMENT.

**CITY OF MIDWEST CITY**  
**SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA**  
City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

January 26, 2021 – 6:04 PM

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Discussion and consideration to approve the minutes of the November 10, 2020 special meeting, as submitted. (City Clerk - S. Hancock)
  
2. Discussion and consideration of approving and entering into engagement letters with Grant Thornton, LLP to perform GAAP audits for the calendar year ending December 31, 2020 for 1) Sooner Town Center (STC), LLC and STC Lowe's, LLC in an amount not to exceed \$46,600, plus 7% administrative fee of \$3,262; and 2) STC II, LLC in an amount not to exceed \$28,100, plus 7% administrative fee of \$1,967; and 3) authorizing the city manager and/or finance director to act on behalf of the Authority during the audits to provide information, oversee the audit process and make determinations as required. (City Manager - R. Rushing)

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.