

Notice for the Midwest City Council meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityok.org).

City of Midwest City Council Minutes

March 23, 2021

This meeting was held in the Midwest City Chambers at City Hall, 100 N Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Mayor Matt Dukes called the meeting to order at 6:01 PM with following members present:

Ward 1 Susan Eads	Ward 4 Sean Reed	City Manager Tim Lyon
Ward 2 Pat Byrne	Ward 5 Christine Allen	City Clerk Sara Hancock
Ward 3 Española Bowen	Ward 6 Rick Favors	Asst. City Attorney Vicki Floyd

OPENING BUSINESS. The invocation was given by Assistant City Manager Vaughn Sullivan, followed by the Pledge of Allegiance led by Carl Albert Jr ROTC Cadets Butler and Nolan. Staff and Council made community-related announcements and comments. Mayor Dukes read the Arbor Week Proclamation.

CONSENT AGENDA. Allen made motion to approve consent agenda with exception to pull item #5, seconded by Bowen. Voting Aye: Byrne, Eads, Bowen, Reed, Allen, Favors, and Mayor Dukes. Nay: None. Motion carried.

1. Discussion and consideration to approve the minutes of the March 9, 2021 meeting, as submitted.
2. Discussion and consideration of supplemental budget adjustments to the following funds for FY 2020-2021, increase: General Fund, expenditures/Municipal Court (12) \$425.
3. Discussion and consideration of accepting the City Manager's Report for the month of February 2021.
4. 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.
5. **Discussion and consideration of awarding the bid to and entering into a contract with Shiloh Enterprises, Inc. in the amount of \$5,198,000 to construct the W.P. Bill Atkinson Park, a 2018 General Obligation Project.** After Staff and Council discussion, Eads made motion to approve, as submitted, seconded by Byrne. Voting Aye: Byrne, Eads, Bowen, Reed, Allen, Favors, and Mayor Dukes. Nay: None. Motion carried.
6. Discussion and consideration of accepting a grant of Permanent Sidewalk Easement and a Permanent Waterline Easement from Shree Aurobindo, L.L.C., across a certain parcel of land located within the corporate boundaries of Midwest City in Lots 5 through 8 of Block 6 of Aviation Acres, being part of the Northwest Quarter (NW/4) of Section Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, addressed as 5912 Short Street.
7. Discussion and consideration of accepting maintenance bonds from Patriot Construction Services, Inc. in the amount of \$3735.94, respectively.

8. Discussion and consideration of accepting maintenance bonds from Commercial Construction Services, L.L.C. in the amount of \$3434.00, respectively.
9. Discussion and consideration of Change Order No. 2 amending the contract with Shiloh Enterprises, Inc. for construction on the Animal Services Center in an increased amount of \$4,269.32 and adding 26 additional days of time.
10. Discussion, consideration and approval of Joint Resolution 2021-10 of the City of Midwest City and Midwest City Memorial Hospital Authority authorizing and approving an Amendment to Ground Lease Agreement and other matters concerning property associated with Midwest City Memorial Hospital.

DISCUSSION ITEMS.

1. **(PC-2063) Public hearing with discussion and consideration of an ordinance to redistrict from R-HD, High Density Residential to R-MH-2, Manufactured Home Park, for the property described as a part of the SW/4 of Section 7, T11N, R1W, and addressed as 10301 S.E. 29th Street. No action was taken on this item at the January 12, 2021 and February 23, 2021 City Council meetings. No action needed.**
2. **(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. 10th St. and 1120 S. Post Rd. No action was taken on this item at the February 23, 2021 meeting. Harless and Attorney Box addressed Council. After Staff and Council discussion, Favours made a motion to approve the Ordinance 3443 and Resolution 2021-09, as submitted, seconded by Bowen. Voting Aye: Byrne, Eads, Bowen, Reed, Allen, Favours, and Mayor Dukes. Nay: None. Motion carried.**
3. **(PC-2073) Public hearing with discussion and consideration of an ordinance to redistrict from C-1, Restricted Commercial to R-6, Single Family Detached Residential, for the property described as Block 7, Lot 4 of the Country Estates Third Addition, addressed as 419 Russell Drive. Harless addressed the council. Byrne made to approve the Ordinance 3444, as submitted, seconded by Eads. Voting Aye: Byrne, Eads, Bowen, Reed, Allen, Favours, and Mayor Dukes. Nay: None. Motion carried.**
4. **(PC-2074) Public hearing with discussion and consideration of an ordinance to redistrict from C-3, Community Commercial, to SPUD, Simplified Planned Unit Development governed by the C-4, General Commercial district, and a resolution to amend the Comprehensive Plan from OR, Office/Retail to COMM, Commercial, for the property described as a part the SW/4 of Section 34, T12N, R2W, and addressed as 422 N. Air Depot Blvd. Harless and applicant Abdul Karm Alsalafi addressed the council. After Staff and Council discussion, Eads made motion to deny, seconded by Byrne. Voting Aye: Byrne, Eads, Bowen, Reed, Allen, Favours, and Mayor Dukes. Nay: None. Motion carried.**

5. **(MP-14) Discussion and consideration of approval of the Estates of Midwest City No. 1 Minor Plat located in the NW/4 of Section 36, T-12-N, R-2-W of the Indian Meridian, Oklahoma County, Oklahoma located at 500 N. Douglas.** Harless addressed the Council. Bowen made motion to approve the minor plat, as submitted, seconded by Byrne. Voting Aye: Byrne, Eads, Bowen, Reed, Allen, Favors, and Mayor Dukes. Nay: None. Motion carried

6. **Discussion and consideration of approving Amendment No. 7 to the construction management contract with CMS Willowbrook, Inc. for the Delta Midwest City, Guest Rooms Tower in an amount not to exceed \$4,486,253.60.** After Staff and Council discussion, Eads made motion to approve Amendment No. 7, as submitted, seconded by Allen. Voting Aye: Byrne, Eads, Bowen, Reed, Allen, Favors, and Mayor Dukes. Nay: None. Motion carried


NEW BUSINESS/PUBLIC DISCUSSION.


Ed Daniels, 3208 N Forest Park, addressed Council in regards to running for School Board.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 6:47 PM.

ATTEST:




MATTHEW D. DUKES II, Mayor


SARA HANCOCK, City Clerk

Notice for the Midwest City Municipal Authority meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityok.org).

Midwest City Municipal Authority Minutes

March 23, 2021

This 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 6:48 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	City Manager Tim Lyon
Trustee Pat Byrne	Trustee Christine Allen City	Clerk Sara Hancock
Trustee Españiola Bowen	Trustee Rick Favors	Asst. City Attorney Vicki Floyd

CONSENT AGENDA. Allen made motion to approve consent agenda, as submitted, seconded by Bowen. Voting Aye: Eads, Byrne, Bowen, Reed, Allen, Favors and Chairman Dukes. Nay: None. Motion carried.

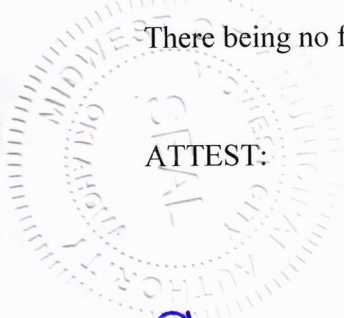
1. Discussion and consideration to approve the minutes of the February 23, 2021 meeting, as submitted.
2. Discussion and consideration of accepting the report on the current financial condition of the Sheraton Midwest City Hotel at the Reed Center for the period ending February 28, 2021.
3. Discussion and consideration of approving and entering into an agreement allowing the Midwest City YMCA to offer swim lessons at the Reno Swim and Slide for the 2021 swim season in exchange for a commission fee paid to the Municipal Authority in the amount of \$5.00 per participant per class.

NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.

ADJOURNMENT.

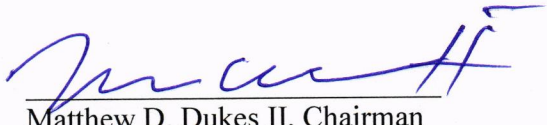
There being no further business, Chairman Dukes adjourned the meeting at 6:49 PM.

ATTEST:



Sara Hancock

Sara Hancock, Secretary



Matthew D. Dukes II, Chairman

Notice for the Midwest City Memorial Hospital Authority meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityok.org).

Midwest City Memorial Hospital Authority Minutes

March 23, 2021

This meeting was held in the Midwest City Chambers at City Hall, 100 N Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 6:49 PM with following members present:

Trustee Susan Eads	Trustee Sean Reed	City Manager Tim Lyon
Trustee Pat Byrne	Trustee Christine Allen	City Clerk Sara Hancock
Trustee Españiola Bowen	Trustee Rick Favors	Asst. City Attorney Vicki Floyd

CONSENT AGENDA. Byrne made motion to approve consent agenda, as submitted, seconded by Bowen. Voting Aye: Eads, Byrne, Bowen, Reed, Allen, Favor and Chairman Dukes. Nay: none. Motion carried.

1. Discussion and consideration to approve the minutes of the March 9, 2021 meeting, as submitted.
2. Discussion and consideration of supplemental budget adjustments to the following fund for FY 2020-2021, increase: Hospital Authority Fund, expenses/Hospital Authority (90) \$100,000.
3. Discussion, consideration and approval of Joint Resolution HA 2021-02 of the City of Midwest City and Midwest City Memorial Hospital Authority authorizing and approving an Amendment to Ground Lease Agreement and other matters concerning property associated with Midwest City Memorial Hospital.
4. Discussion and consideration of entering into a contract to purchase 2817 Parklawn DR (a/k/a Lot 1, Block 5, Parklawn Addition) from 2817 Parklawn Corp. for an amount not to exceed \$325,000 plus Closing costs; to authorize payment for the purchase price and Closing costs from the Midwest City Memorial Hospital Authority Compounded Principal Funds; and to authorize the Chairman and/or General Manager to execute all documents associated with the transaction.
5. Discussion and consideration of entering into a contract to purchase 2820 - 2824 Parklawn DR (a/k/a 1.575 Acres, More or Less, lying in the Southeast Quarter of Section 34, Township 12 North, Range 2 West of the Indian Meridian) from Parklawn Medical Complex, LLC, for an amount not to exceed \$400,000; to authorize payment for the purchase price and Closing costs from the Midwest City Memorial Hospital Authority Compounded Principal Funds; and to authorize the Chairman and/or General Manager to execute all documents associated with the transaction.
6. Discussion and consideration of entering into a contract to purchase 2828 Parklawn DR (a/k/a All of Lot 3, Parklawn Addition to the City of Midwest City plus the adjacent .26305 Acres, More or Less, lying in the Southeast Quarter of Section 34, Township 12 North, Range 2 West of the Indian Meridian) from Parklawn Professional Building Company, for an amount not to exceed \$1,236,000; to authorize payment for the purchase price and Closing costs from the Midwest City Memorial Hospital Authority Compounded Principal Funds; and to authorize the Chairman and/or General Manager to execute all documents associated with the transaction.


DISCUSSION ITEM.

1. **Discussion and consideration of action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives.** No action needed.

NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.

ADJOURNMENT. There being no further business, Chairman Dukes called the meeting at 6:50 PM.

ATTEST:



Sara Hancock
SARA HANCOCK, Secretary

Matthew D. Dukes II
MATTHEW D. DUKES II, Chairman