

Notice for the Midwest City Council special meeting was filed with the City Clerk of Midwest City at least 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).

City of Midwest City Council Minutes
Special Meeting

May 25, 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 5:30 PM with following members present:

Ward 1 Susan Eads	Ward 4 Sean Reed	City Manager Tim Lyon
Ward 2 Pat Byrne	Ward 5 <i>Christine Allen - Absent</i>	City Clerk Sara Hancock
Ward 3 Española Bowen	Ward 6 Rick Favors	City Attorney Don Maisch

DISCUSSION ITEM.

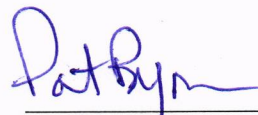
- 1. Discussion and consideration of (1) participating in the OMAG's training program, (2) renew and adopt a governing body best practice handbook, (3) complete the OMAG Stability Test, (4) review the Declarations and Explanation of Coverage page video in compliance with the Oklahoma Municipal Assurance Group Liability Protection Plan (MLPP), and (5) accepting the resolution as completion of the Recognition Program requirements.**

OMAG Representative, Bill Tacket, presented information. Eads made motion to approve Resolution 2021-12, as submitted, seconded by Bowen. Voting Aye: Byrne, Eads, Bowen, Reed, Favors, and Mayor Dukes. Absent: Allen. Nay: None. Motion carried.

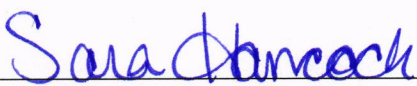
ADJOURNMENT.

There being no further business, Mayor Dukes adjourned the meeting at 5:58 PM.

ATTEST:



Pat Byrne Acting Mayor



SARA HANCOCK, City Clerk

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City of Midwest City Council Minutes

May 25, 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 6:00 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-Absent	City Clerk Sara Hancock
Ward 3 Española Bowen	Ward 6 Rick Favors	City Attorney Don Maisch

OPENING BUSINESS. Assistant City Manager Vaughn Sullivan opened with invocation, followed by the Pledge of Allegiance led by Councilmember Susan Eads. Staff and Council made Community-related announcements. Mayor and City Manager presented proclamations and plaques to Retiree Stony Tieaskie. Mayor read and presented the following proclamations: May 4, 2021 Firefighter Appreciation Day; May 9-15, 2021 Police Appreciation Week; May 16-22, 2021 Public Works Appreciation Week .

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

1. Discussion and consideration to approve the minutes of the May 11, 2021 special meeting, as submitted.
2. Discussion and consideration to approve the minutes of the April 26, 2021 special meeting, as submitted.
3. Discussion and consideration to approve the minutes of the April 27, 2021 meeting, as submitted.
4. Discussion and consideration of accepting the City Manager's Report for the month of April 2021.
5. Discussion and consideration of supplemental budget adjustments to the following funds for FY 2020-2021, increase: General Fund, revenue/Transfers In (00) \$106,350; expenditures/Transfers Out (00) \$3,092,556. Police Fund, revenue/Transfers In (00) \$1,487,709. Fire Fund, revenue/Transfers In (00) \$1,202,865. General Fund, expenditures/Park & Recreation (06) \$12,458. Grant Fund, expenditures/Transfers Out (64) \$20,765. Fire Fund, revenue/Transfers In (00) \$20,765. 2018 GO Bonds Proprietary Fund, revenue/Transfer In (49) \$83,200; expenditures /Capital Water Improvement (49) \$83,200. Hotel/Motel Fund, revenue/Taxes (00) \$132,047; expenditures/Transfers Out (87) \$132,047. Welcome Center Fund, revenue/Transfers In (00) \$39,614. Conv/Visitors Bureau Fund, revenue/Transfers In (00) \$73,946. Park & Recreation Fund, revenue/Transfers In (00) \$18,487. General Gov't Sales Tax Fund, expenditures/Transfers Out (05) \$50,000; decrease: expenditures/Community Development (05) \$50,000. Increase: 2018 Election

GO Bonds Fund, revenue/ Transfers In (92) \$50,000; expenditures/29th Street (92) \$50,000.
Disaster Relief Fund, expenditures/Disaster Relief (88) \$329,693.

6. 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.
7. Discussion and consideration of approving and entering into the Administrative Services Agreement with Health Care Services Corporation to provide administrative services for the Employee Health Benefits Plan for the FY 2021/2022 for a net cost of \$61.05 per employee per month and \$10.00 per month for participants for COBRA Service Charges with a \$75.00 per month administrative fee.
8. Discussion and consideration of entering into a Stop Loss Policy with Health Care Service Corporation to provide and administer specific and aggregate stop loss coverage for the Employee Health Benefits Plan for the fiscal year 2021/2022 at the rate of \$3.01 per employee per month for an aggregate attachment point of \$8,795,738 and \$113.40 per employee per month for a specific attachment point of \$150,000 per covered person.
9. Discussion and Consideration of appointing Tiatia Cromar as the City's treasurer for as long as he holds the office of Finance Director of the City of Midwest City.
10. Discussion and consideration of approving Resolution 2021-13 for 2020 in compliance with the Oklahoma Municipal Assurance Group (OMAG) Liability Protection Plan (MLPP) and completion of Recognition Program requirements.
11. Discussion and consideration of passing and approving Resolution 2021-15 nominating Richard "Troy" Bradley as a candidate to fill the position on the Board of Trustees of the Oklahoma Municipal Retirement Fund (OkMRF) representing District 6 for a five year term beginning October 1, 2021, through October 1, 2026.
12. Discussion and consideration of approving Change Order No.1 to United Golf, LLC construction contract associated with renovations at John Conrad Municipal Golf Course, in the increased total amount of \$33,797.25.
13. Discussion and consideration of approving and entering into a contract in an amount not to exceed \$18,000 with Crawford and Associates, P. C. for annual financial statement preparation for the fiscal year ended June 30, 2021. The term of this engagement is July 1, 2021 through June 30, 2022.
14. Discussion and consideration of renewing a contract, without modifications for FY 2021-2022, with O'Reilly Auto Parts for the on-site turnkey vehicle and equipment parts operation in the City-wide budgeted amount of \$1,100,000.00.

15. Discussion and consideration of approving and entering into a project agreement for Federal-aid Project Number J3-5192(004), State Job Number 35192(04), with the Oklahoma Department of Transportation to receive \$772,500 in federal funds for the Traffic Signals and School Zone Flashers Project.
16. Discussion and consideration of accepting a grant of Temporary Easement from Douglas Development Corporation across a certain parcel of land located within the corporate boundaries of Midwest City, being part of the Southeast Quarter (SE/4) of Section Two (2), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.
17. Discussion and consideration of approving and entering into a project agreement for Federal-aid Project Number STP-255D(479)AG, State Job Number 33124(04), with the Oklahoma Department of Transportation to receive \$1,919,920 in federal funds (80% matching) for the Reno Avenue Resurfacing Project; from Midwest Boulevard to Blake Drive.
18. Discussion and consideration of the appointment of Steven Bagwell, and the reappointment of Steve Franks to the Plumbing, Gas and Mechanical Board for threeyear terms.
19. Discussion and consideration of the re-appointment of Allen Clark, Charlie Hartley and Jim Campbell to the Builders Advisory Board for three-year terms.
20. Discussion and consideration of 1) declaring various computer equipment obsolete items of city property on the attached list surplus; and 2) authorizing their disposal by public auction, sealed bid, or other means as necessary.

DISCUSSION ITEMS.

1. **(PC-2059) 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 subject to staff comments, for the properties described as Lots 1 and 2 of Block A of the Marydale Acres Addition, addressed as 1101 and 1107 N. Post Rd. This item was continued from the January 12, 2021 and April 27, 2021 City Council meetings. Applicant withdrew application. No Action Needed.**
2. **(PC – 2076) Public hearing with discussion and consideration of an ordinance to amend the Soldier Creek Industrial Park (SCIP) Planned Unit Development governed by the C-4, General Commercial district and I-2, Moderate Industrial district for the property described as a part of the N/2 of Section 27, T-12-N, R-2-W, of the Indian Meridian, Oklahoma County, OK. Harless addressed the council. Reed made motion to approve Ordinance 3447, as submitted, seconded by Eads. Voting Aye: Byrne, Eads, Bowen, Reed, Favors, and Mayor Dukes. Nay: None. Absent : Allen. Motion carried.**

3. **(PC –2077) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit to allow the use of Eating Establishment: SitDown, Alcoholic Beverages Permitted in the C-3, Community Commercial district, for the properties described as a part of the NE/4 of Section 26 T12N, R2W, addressed as 8508 and 8538 NE 23rd Street.** Harless and applicant, Jamil Adams, addressed the council. After Staff and Council discussion, Reed made motion to approve Res 2021-14, as submitted, seconded by Bowen. Voting Aye: Byrne, Eads, Bowen, Reed, Favors, and Mayor Dukes. Nay: None. Absent : Allen. Motion carried.
4. **(PC – 2078) Discussion and consideration of approval of the revised Preliminary Plat of the Turtlewood Addition described as a part of the SE/4 of Section 7, T-11-N, R-1- W.** Harless and Gilles addressed the council. After Staff and Council discussion, Eads made a motion to approve preliminary plat, subject to City Attorney reviewing the revised HOA documents prior to the approval of the final plat and establishing that the HOA is responsible for the new detention area, seconded by Byrne. Voting Aye: Byrne, Eads, Bowen, Reed, Favors, and Mayor Dukes. Nay: None. Absent: Allen. Motion carried.

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

At 6:35 PM Eads made motion to recess, seconded by Reed. Voting Aye: Byrne, Eads, Bowen, Reed, Favors, and Mayor Dukes. Council returned at 6:47 PM.

EXECUTIVE SESSION.

1. **Discussion and consideration of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(11), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City, and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session.**

At 6:47 PM Eads made motion to enter into Executive Session, seconded by Byrne. Voting Aye: Byrne, Eads, Bowen, Reed, Favors, and Mayor Dukes. Nay: None. Absent: Allen. Motion carried.

At 7:31 PM Reed made motion to return to open session, seconded by Eads. Voting Aye: Byrne, Eads, Bowen, Reed, Favors, and Mayor Dukes. Nay: None. Absent: Allen. Motion carried.

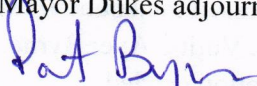
Reed made motion to proceed as discussed, seconded by Eads. Voting Aye: Byrne, Eads, Bowen, Reed, Favors, and Mayor Dukes. Nay: None. Absent: Allen. Motion carried.

ADJOURNMENT There being no further business, Mayor Dukes adjourned the meeting at 7:31 PM.

ATTEST:



SARA HANCOCK, City Clerk


Pat Byrne Acting, Mayor

Notice for the Economic Development Authority special meeting was filed with the City Clerk of Midwest City at least 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.midwestcityok.org).

Economic Development Authority Minutes
Special Meeting

May 25, 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 6:46 PM with following members present:

Trustee Susan Eads	Trustee Sean Reed	City Manager Tim Lyon
Trustee Pat Byrne	<i>Trustee Christine Allen - Absent</i>	Secretary Sara Hancock
Trustee Española Bowen	Trustee Rick Favors	City Attorney Don Maisch

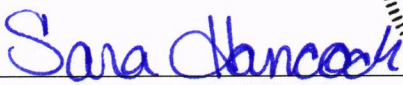
CONSENT AGENDA. Eads made motion to approve consent agenda, as submitted, seconded by Bowen. Voting Aye: Byrne, Eads, Bowen, Reed, Favors, and Mayor Dukes. Nay: None. Absent: Allen, Motion carried.

1. Discussion and consideration to approve the minutes of the March 23, 2021 special meeting, as submitted.
2. Discussion and consideration of supplemental budget adjustments to the following fund for FY 2020-2021, increase: Economic Development Authority Fund, revenue/Charges for Services (00) \$605,000.
3. Discussion and consideration of accepting the management representation letter to Grant Thornton LLP and accepting the draft of final report associated Combined Financial Statements of Sooner Town Center, LLC and Sooner Town Center II, LLC for calendar years ending December 31, 2020 and December 31, 2019.

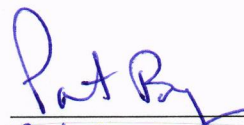
PUBLIC DISCUSSION.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 6:46 PM.

ATTEST:


SARA HANCOCK, Secretary




Pat Byrne Acting 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.midwestcityokorg).

Midwest City Memorial Hospital Authority Minutes

May 25, 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 6:36 PM with following members present:

Trustee Susan Eads	Trustee Sean Reed	City Manager Tim Lyon
Trustee Pat Byrne	<i>Trustee Christine Allen-Absent</i>	Secretary Sara Hancock
Trustee Española Bowen	Trustee Rick Favors	City Attorney Don Maisch

CONSENT AGENDA. Eads made motion to approve the consent agenda, as submitted, with the exception to pull items 4, 5, and 6 for discussion, seconded by Reed. Voting Aye: Eads, Byrne, Bowen, Reed, Favor and Dukes. Nay: none. Absent: Allen. Motion carried

1. Discussion and consideration to approve the minutes of the April 27, 2021 meeting, as submitted.
2. Discussion and consideration of appointing Zac Watts to fill the remaining term of Karen Blanton as the Ward 2 appointee to the Midwest City Memorial Hospital Authority's Board of Grantors for a term ending April 6, 2022.
3. Discussion and consideration of accepting the management representation letter to Grant Thornton LLP and accepting the draft of the final report of the Financial Statements of Sooner Town Center II, LLC for calendar years ending December 31, 2020 and December 31, 2019.
4. **Discussion and consideration of declaring Lot 9, Block 2, Aviation Acres Subdivision (a/k/a 5901 Will Rogers RD) surplus; and to enter into a real estate agreement with Bentwood Investments, LLC, to sell the property for \$98,100 less Closing costs.** After Staff and Trustee discussion. Reed made a motion to approve, with amendments recommended by staff, seconded by Favors. Voting Aye: Byrne, Bowen, Reed, Favor and Chairman Dukes. Nay: Eads. Absent: Allen. Motion carried.
5. **Discussion and consideration of approving an economic development agreement with Bentwood Development, LLC, to construct a multi-family project on Block 2, Aviation Acres Subdivision.** After Staff and Trustee discussion. Reed made a motion to approve, with amendments recommended by staff, seconded by Byrne. Voting Aye: Byrne, Bowen, Reed, Favor and Chairman Dukes. Nay: None. Abstain: Eads. Absent: Allen. Motion carried.

- 6. Discussion and consideration of authorizing Williams, Box, Forshee & Bullard, P.C., Grubbs Consulting, LLC and Bentwood Investments LLC to act as agents for the Midwest City Memorial Hospital Authority in the preparation, filing and representation of zoning amendment and/or platting applications to the City of Midwest City.** Reed made motion to approve motion, as submitted, seconded by Byrne. Voting Aye: Eads, Byrne, Bowen, Reed, Favor and Chairman Dukes. Nay: none. Absent: Allen. Motion carried.


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.** Item not 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 6:46 pm.

ATTEST:


Pat Byrne
Pat Byrne Acting, Chairman

Sara Hancock
SARA HANCOCK, Secretary

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

May 25, 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 6:35 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	City Manager Tim Lyon
Trustee Pat Byrne	Trustee Christine Allen-Absent	Secretary Sara Hancock
Trustee Española Bowen	Trustee Rick Favors	City Attorney Don Maisch

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

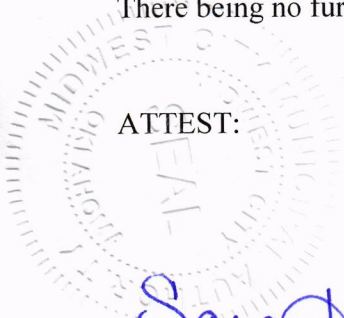
1. Discussion and consideration to approve the minutes of the April 27, 2021 meeting, as submitted.
2. Discussion and consideration of supplemental budget adjustments to the following funds for FY 2020-2021, increase: Capital Improvement Revenue Bond Fund, revenue/Transfers In (00) \$106,350; expenditures/Transfers Out (00) \$106,350. Capital Improvement Revenue Bond Fund, expenditures/Debt Service (00) \$52,330. Capital Water Improvement – Walker Fund, expenditures/Transfers Out (49) \$83,200; decrease: expenditures/Capital Water Improvement (49) \$83,200.
3. 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 April 30, 2021.

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

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 6:36 PM.

ATTEST:


Sara Hancock
SARA HANCOCK, Secretary

Pat Byrne
Pat Byrne Acting Chairman