



CITY OF MIDWEST CITY SPECIAL COUNCIL AGENDA

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

May 25, 2021 – 5:30 PM

Presiding members: Mayor Matt Dukes

Ward 1 Susan Eads

Ward 2 Pat Byrne

Ward 3 Española Bowen

Ward 4 Sean Reed

Ward 5 Christine Allen

Ward 6 Rick Favors

City Manager Tim Lyon

City Clerk Sara Hancock

City Attorney Don Maisch

A. CALL TO ORDER.

B. 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. (City Manager - T. Lyon)

C. ADJOURNMENT.



CITY OF MIDWEST CITY COUNCIL AGENDA

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

May 25, 2021 – 6:00 PM

Presiding members: Mayor Matt Dukes

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

City Attorney Don Maisch

A. **CALL TO ORDER.**

B. **OPENING BUSINESS.**

- Invocation by Assistant City Manager Vaughn Sullivan
- Pledge of Allegiance by Council member Susan Eads
- Community-related announcements, comments, and introduction of the new MWC Chamber of Commerce Executive Director, Marcy Jarrett
- City Manager presentation to Retiree Stony Tieaskie
- Mayoral Proclamations: Retiree, Stony Tieaskie; May 4, 2021 Firefighter Appreciation Day; May 9-15, 2021 Police Appreciation Week; May 16-22, 2021 Public Works Appreciation Week

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 May 11, 2021 special meeting, as submitted. (City Clerk - S. Hancock)
2. Discussion and consideration to approve the minutes of the April 26, 2021 special meeting, as submitted. (City Clerk - S. Hancock)
3. Discussion and consideration to approve the minutes of the April 27, 2021 meeting, as submitted. (City Clerk - S. Hancock)
4. Discussion and consideration of accepting the City Manager's Report for the month of April 2021. (Finance - T. Cromar)

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. (Finance - Tiatia Cromar)
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. (Human Resources - T. Bradley)
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. (Human Resources - T. Bradley)
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. (Human Resources - T. Bradley)
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. (City Manager - T. Lyon)
10. Discussion and consideration of approving a resolution for 2020 in compliance with the Oklahoma Municipal Assurance Group (OMAG) Liability Protection Plan (MLPP) and completion of Recognition Program requirements. (City Manager - T. Lyon)
11. Discussion and consideration of passing and approving a resolution 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. (City Manager - T. Lyon)

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. (City Manager - V. Sullivan)
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. (Finance – T. Cromar)
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. (Fleet - C. Davis)
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. (Community Development - B. Bundy)
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. (Community Development - B. Bundy)
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. (Community Development - B. Bundy)
18. Discussion and consideration of the appointment of Steven Bagwell, and the re-appointment of Steve Franks to the Plumbing, Gas and Mechanical Board for three-year terms. (Community Development - B. Harless)
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. (Community Development - B. Harless)
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. (Information Technology - A. Stephenson)

D. 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. (Community Development - B. Harless)
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. (Community Development - B. Harless)
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: Sit-Down, 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. (Community Development - B. Harless)
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. (Community Development - B. Harless)

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(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. (Economic Development - R. Coleman)

G. FURTHER INFORMATION.

1. Review of the monthly Neighborhood Services report for April 2021. (Neighborhood Services - M. Stroh)
2. April 2021 Building Report. (Community Development—B. Harless)
3. Minutes of the May 4, 2021 Board of Adjustment meeting. (Community Development - B. Harless)
4. Minutes of the May 4, 2021 Planning Commission meeting. (Community Development - B. Harless)

H. ADJOURNMENT.





MUNICIPAL AUTHORITY AGENDA

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

May 25, 2021 – 6:01 PM

Presiding members: Chairman Matt Dukes

Trustee Susan Eads

Trustee Sean Reed

City Manager Tim Lyon

Trustee Pat Byrne

Trustee Christine Allen

City Clerk Sara Hancock

Trustee Española Bowen

Trustee Rick Favors

City Attorney Don Maisch

A. CALL TO ORDER.

B. CONSENT AGENDA. These items are placed on the Consent Agenda so the Trustees, by unanimous consent, can approve routine agenda items by one motion. If any item proposed does not meet with the approval of all Trustees, 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 April 27, 2021 meeting, as submitted. (Secretary - S. Hancock)
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. (Finance - Tiatia Cromar)
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. (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.



MEMORIAL HOSPITAL AUTHORITY AGENDA

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

May 25, 2021 – 6:02 PM

Presiding members: Chairman Matt Dukes

Trustee Susan Eads

Trustee Sean Reed

City Manager Tim Lyon

Trustee Pat Byrne

Trustee Christine Allen

City Clerk Sara Hancock

Trustee Española Bowen

Trustee Rick Favors

City Attorney Don Maisch

A. CALL TO ORDER.

B. CONSENT AGENDA. These items are placed on the Consent Agenda so the Trustees, by unanimous consent, can approve routine agenda items by one motion. If any item proposed does not meet with the approval of all Trustees, 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 April 27, 2021 meeting, as submitted. (Secretary - S. Hancock)
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. (City Manager - T. Lyon)
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. (Finance - T. Cromar)
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. (Economic Development - R. Coleman)
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. (Economic Development - R. Coleman)
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. (Economic Development - R. Coleman)

C. 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.
(Finance - T. Cromar)

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.





SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA

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

May 25, 2021 – 6:03 PM

Presiding members: Chairman Matt Dukes

Trustee Susan Eads

Trustee Sean Reed

City Manager Tim Lyon

Trustee Pat Byrne

Trustee Christine Allen

City Clerk Sara Hancock

Trustee Española Bowen

Trustee Rick Favors

City Attorney Don Maisch

A. CALL TO ORDER.

B. CONSENT AGENDA. These items are placed on the Consent Agenda so the Trustees, by unanimous consent, can approve routine agenda items by one motion. If any item proposed does not meet with the approval of all Trustees, 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 March 23, 2021 special meeting, as submitted. (Secretary - S. Hancock)
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. (Finance - Tiatia Cromar)
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. (Finance - T. Cromar)

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.