



CITY OF MIDWEST CITY MEETINGS

FOR AUGUST 24, 2021

Meetings will be streamed live on the City of Midwest City's (MWC) YouTube channel:
[Bit.ly/youtubemwc](https://bit.ly/youtubemwc).

The recorded video will be available on MWC's YouTube channel: [Bit.ly/youtubemwc](https://bit.ly/youtubemwc) and MWC's website: www.midwestcityok.org within 48 hours. The meeting minutes and video can be found on MWC's website in the Agenda Center: <https://www.midwestcityok.org/meetings>.

To make a special assistance request, call 739-1213 or email bbundy@midwestcityok.org no less than 24 hours prior to the start of a meeting. If special assistance is needed during a meeting, call 739-1388.

MWC continues to take steps to follow federal, state and local guidelines regarding social distancing and crowd size. Thank you for helping us keep our community safe.

CITY COUNCIL AGENDA

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

August 24, 2021 – 6:00 PM

Presiding members: Mayor 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. **OPENING BUSINESS.**

- Invocation by
- Pledge of Allegiance by
- Community-related announcements and comments
- Mayoral Proclamation for retiree Jennifer Schones

- 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 for adoption, including any possible amendment of, the August 10, 2021 meeting minutes. (City Clerk - S. Hancock)
 2. Discussion and consideration for adoption, including any possible amendment, of the City Manager's Report for the month of July 2021. (Finance - T. Cromar)
 3. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2021-2022, increase: Police Impound Fees Fund, expenditures/Police Department (62) \$5,000. Street Light Fee Fund, expenditures/General Government (14) \$85,573. CDBG Fund, expenditures /Grants Management (39) \$493,292; decrease expenditures/Grants Management (39) \$56,584. Increase: Fire Department Fund, expenditures/Transfers Out (64) \$37,000. 2018 Election GO Bonds Fund, revenue/Transfers In (64) \$37,000; expenditures/Fire Department (64) \$37,000. General Gov't Sales Tax Fund, expenditures/City Manager (01) \$12,536; expenditures/Personnel (03) \$99,400; expenditures/Community Development (05) \$107,922; expenditures/Park & Rec (06) \$17,758; expenditures /Street (09) \$52,256; expenditures/Animal Welfare (10) \$4,755; expenditures /Municipal Court (12) \$2,090; expenditures/General Government (14) \$70,150; expenditures/Neighborhood Svcs (15) \$3,800; expenditures/I.T. (16) \$188,263; expenditures/Swimming Pools (19) \$12,088; expenditures/Senior Center (55) \$41,500. Capital Outlay Reserve Fund, expenditures/General Government (14) \$284,329. Street & Alley Fund, expenditures/Street (09) \$350,221. Technology Fund, expenditures /General Government (14) \$33,204. Reimbursed Projects Fund, expenditures/Community Development (05) \$19,307; expenditures/Street (09) \$10,000; expenditures/Animal Welfare (10) \$1,465; expenditures/General Government (14) \$5,402. Police Capitalization Fund, expenditures/Police Department (62) \$243,765. Juvenile Fund, expenditures/Municipal Court (12) \$600. Police State Seizures Fund, expenditures/Police Department (62) \$3,280. Fire Capitalization Fund, expenditures /Fire Department (64) \$306,601. Dedicated Tax 2012 Fund, expenditures/Park & Rec (06) \$84,864; expenditures/Street (09) \$22,933; expenditures/Parks (23) \$415,633; expenditures/Economic (87) \$3,452. Public Works Fund, expenditures/Public Works (30) \$128,883. Fleet Fund, expenditures/Fleet (25) \$134,769. Surplus Property Fund, expenditures/Surplus Property (26) \$5,500. Activity Fund, expenditures/Recreation (78) \$20,000. Park & Recreation Fund, expenditures/Park & Rec (06) \$71,917. CDBG Fund, expenditures/Grants Management (39) \$1,000. Capital Improvements Fund, expenditures/Capital Improvements (57) \$731,804. Downtown Redevelopment Fund, expenditures/29th Street (92) \$462,000. 2018 Election GO Bonds Fund, expenditures/ Park & Rec (06) \$1,257,405; expenditures/Street (09) \$7,807,894; expenditures/ Animal Welfare (10) \$27,075; expenditures/General Government (14) \$2,057,107; expenditures/Emergency Operations Fund (21) \$22,770; expenditures/Fire Department (64) \$1,181,552; expenditures/29th Street (92) \$2,355. 2018 Election GO Bonds – Proprietary Fund, expenditures/JC Regional Golf (47) \$211,575; expenditures/Capital Water Improvements (49) \$5,089. Police Impound Fees Fund, expenditures/Police Department (62) \$3,044; expenditures/Transfers Out (62) \$2,137. Emergency Operations Fund, revenue/Transfers In (00) \$10,000; expenditures/Emergency

Operations Fund (21) \$6,010. MWC Fire Department Fund, revenue/Transfers In (00) \$10,836. Grants/Housing Activities Fund, revenue/Intergovernmental (37) \$95,000; expenditures/Housing (37) \$95,000. Grant Funds, revenue/Intergovernmental (21) \$265,733; expenditures/Emergency Operations (21) \$10,000; revenue/Intergovernmental (62) \$110,185; revenue/Transfers In (62) \$2,137; expenditures /Police Department (62) \$100,141; expenditures/Fire Department (64) \$1,077; expenditures/Transfers Out (64) \$10,836. (Finance - T. Cromar)

4. Discussion and consideration of adopting, including any possible amendment, 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)
5. Discussion and consideration of approving the Third Amendment to and entering into the Professional Services Agreement with the Oklahoma County Criminal Justice Advisory Council along with Oklahoma County, Oklahoma City, and Edmond expiring on June 30, 2022. (City Manager - T. Lyon)
6. Discussion and consideration of approving and including any possible amendment of a resolution maintaining the Nine-One-One Emergency Telephone Fee Rate at three percent for fiscal year 2022. (Emergency Management - D. Wagner)
7. Discussion and consideration of accepting a grant of Permanent Waterline Easement from Preston Grove Community, LLC., across a certain parcel of land located within the corporate boundaries of Midwest City in Lot 9 of Thomas Acres, being part of the Southwest Quarter (SW/4) of Section Twenty Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, also known as 9070 NE 13th. (Community Development - B. Bundy)
8. Discussion and consideration for adoption, including any possible amendment of renewing a contract, with modifications, for FY 21-22 Public Works General and Emergency Services with Silver Star Construction Company. (Public Works - R. Paul Streets)
9. Discussion and consideration for adoption, including any possible amendment of renewing the Jail Services Agreement for fiscal year 2021-22 with the Town of Jones to provide labor and jail facilities to retain all prisoners who are placed into a confinement status by law enforcement officials at a rate of \$65.00 per day. (Police - S. Porter)
10. Discussion and consideration for adoption, including any amendment of entering into a change order contract with Guernsey for construction, engineering, and design services on the police and fire-training center and burn facility for \$227,640.00. (Fire - B. Norton)

11. Discussion and consideration for adoption, including any possible amendment of, Change Order #4 amending the contract with Shiloh Enterprises, Inc. to construct the Animal Services Center in an increase of \$9,240.20 to add three items and adding 63 additional days of time related to delays caused by COVID-19. (Community Development - B. Bundy)
12. Discussion and consideration, including any possible amendment of the re-appointing of Earl Foster, Dean Hinton, and Christine Price Allen to the ADA Transition Plan Committee. (Community Development - B. Bundy)

D. DISCUSSION ITEMS.

1. (PC – 2083) Discussion and consideration of adoption, including any possible amendment of the Aspen Ridge Section 3 Replat for the property described as a part of the SE/4 of Section 7, T-11-N, R-1-W. (Community Development - B. Harless)
2. (PC-2084) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict HOS, Hospitality, to R-HD, High Density Residential and a resolution to amend the Comprehensive Plan from MDR, Medium Density Residential, to HDR, High Density Residential, for the property described as Lots 9, 10, 11, 12, 13 and 14 of Block 2 in the Aviation Acres Addition. These lots are addressed as 5901, 5905, 5909, 5913 and 6001 Will Rogers Rd. (Community Development - B. Harless)
3. (PC-2085) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from C-3, Community Commercial and R-6, Single Family Residential to R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential, and OR, Office Retail, to MDR, Medium Density Residential, for the property described as a part of the SW/4 of Section 34, T-12-N, R-2-W, located at 2905 and 2913 N. Glenhaven Drive and 198 and 208 Marlow Drive. (Community Development - B. Harless)
4. (PC-2086) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Detached Residential with a Special Use Permit for a Church to R-6, Single Family Detached Residential and C-1, Restricted Commercial, for the property described as 9105 and 9107 East Reno Ave. (Community Development - B. Harless)
5. (PC-2087) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Detached Residential with a Special Use Permit for a Lodge to PUD, Planned Unit Development governed by the C-4, General Commercial District and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to COM, Commercial for the property described as a part of the SE/4 of Section 35, T-12-N, R-2-W, located at 8713 East Main Street. (Community Development - B. Harless)

- E. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. 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 July 2021. (Neighborhood Services - M. Stroh)

- H. ADJOURNMENT.





MUNICIPAL AUTHORITY AGENDA

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

August 24, 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 for adoption, including any possible amendment of, the August 10, 2021 meeting minutes. (Secretary - S. Hancock)
2. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2021-2022, increase: Capital Imp Rev Bond Fund, expenditures/Transfers Out (00) \$6,135,461. FF&E Reserve Fund, revenue/Transfers In (00) \$6,135,461. Capital Drainage Imp Fund, expenditures/Drainage Improvements (72) \$10,500. Capital Drainage Imp Fund, expenditures/Drainage Improvements (72) \$12,500. Capital Drainage Imp Fund, expenditures/Drainage Improvements (72) \$145,000. Storm Water Quality Fund, expenditures/Storm Water, expenditures (61) \$33,550. Capital Water Imp – Walker Fund, expenditures/Capital Water Improvements (49) \$987,700. Construction Loan Payment Revenue Fund, expenditures/Water Department (42) \$1,415,639. Sewer Construction Fund, expenditures/Sewer Construction (46) \$45,551. Utility Services Fund, expenditures/Utility Services (50) \$25,900. MWC Sanitation Department Fund, expenditures/Sanitation Department (41) \$522,274. MWC Water Department Fund, expenditures/Water Department (42) \$68,308. MWC Sewer Department Fund, expenditures/Sewer Department (43) \$55,459. FF&E Reserve Fund, expenditures /Hotel/Conf Center (40) \$433,537. (Finance - T. Cromar)
3. Discussion and consideration for adoption, including any possible amendment of, the report on the current financial condition of the Sheraton Midwest City Hotel at the Reed Center for the period ending July 31, 2021. (City Manager - T. Lyon)

- C. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. 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.**
- D. ADJOURNMENT.



MEMORIAL HOSPITAL AUTHORITY AGENDA

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

August 24, 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 for adoption, including any possible amendment of, the August 10, 2021 meeting minutes. (Secretary - S. Hancock)
2. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following fund for FY 2021-2022, increase: Hospital Authority Fund, revenue/Transfers In (90) \$150,531; expenses/Transfers Out (90) \$150,531; expenses/Hospital Authority (90) \$37,633. Hospital Authority Fund, expenses/Hospital Authority (90) \$1,322,294. (Finance - T. Cromar)

C. DISCUSSION ITEM.

1. Discussion and consideration of adoption, including any possible amendment, 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

August 24, 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. **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)

C. **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 for adoption, including any possible amendment of, the July 27, 2021 meeting minutes. (Secretary - S. Hancock)
2. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following fund for FY 2021-2022, increase: Economic Development Authority Fund, expenses/Economic Dev Auth (95) \$125,000. (Finance - T. Cromar)

D. **DISCUSSION ITEM.**

1. Discussion, Consideration and Possible Action to Amend and/or Approve a Resolution of the Midwest City Economic Development Authority Approving that Certain "Economic Development Assistance Agreement", by and Between the Midwest City Economic Development Authority and Global Turbine Services, Inc. (The "Development Assistance Agreement"); Authorizing and Directing Execution and Delivery of the Development Assistance Agreement; and Containing Other Provisions Relating Thereto. (Economic Development - R. Coleman)

- E. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. 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. ADJOURNMENT.



SPECIAL UTILITIES AUTHORITY AGENDA

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

August 24, 2021 – 6:05 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. 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)

C. 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 for adoption, including any possible amendment of, the July 27, 2021 meeting minutes. (Secretary - S. Hancock)
2. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2021-2022, increase: Utilities Authority Fund, expenses/Economic (87) \$778,548. (Finance - T. Cromar)

D. DISCUSSION ITEM.

1. Discussion, consideration and possible action to amend and/or approve a resolution of the Midwest City Utilities Authority declaring Lots 2A, 2B, 2C, 2D, 2E, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 5A, 5B, 5C, 5D, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H AND 6I of Soldier Creek Industrial Park, an addition to the City of Midwest City, Oklahoma County, Oklahoma (a/k/a +/- 24.63 acres located in the North Half of Section 27, Township 12 North, Range 2 West of the Indian Meridian) as surplus; approving that certain "Agreement for the Purchase and Sale of Real Estate", by and Between the Midwest

City Utilities Authority and Global Turbine Services, Inc. (the “Real Estate Agreement”); Authorizing and directing execution and delivery of the Real Estate Agreement; and containing other provisions relating thereto. (Economic Development – R. Coleman)

- E. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. 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. ADJOURNMENT.