

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.midwestcityokorg).

Midwest City Council Minutes

May 24, 2022

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 Sara Bana	City Clerk Sara Hancock
Ward 3 Megan Bain		City Attorney Don Maisch

Absent: Ward 6 Rick Favors

OPENING BUSINESS. The Invocation was led by Assistant City Manager Vaughn Sullivan. The Pledge of Allegiance was led by City Clerk Sara Hancock. The Council and staff made community-related announcements and comments. The Mayor and City Manager Lyon presented proclamations and/or plaques for the following: Retiree Wilbert Filcek; Kids to Park Day; National Police Appreciation Week; National Public Works Appreciation Week; and MWCHS Academic Team.

CONSENT AGENDA. Eads made a motion to approve the consent agenda with the exception of pulling items # 8, 9, 11, 12, and 15, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.

1. Discussion and consideration for adoption, including any possible amendments, of the April 26, 2022 meeting minutes.
2. Discussion and consideration, including any possible amendments, of approving the May 10, 2022 meeting minutes.
3. Discussion and consideration for adoption, including any possible amendment, of the City Manager's Report for the month of April 2022.
4. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2021-2022, increase: General Fund, expenditures/Animal Welfare (10) \$50,187.
5. Discussion and consideration of adoption, including any possible amendment, of a contract with Arledge & Associates, P.C. to perform the audit of Midwest City's FY 2021-2022 financial statements for the amount of \$57,000.
6. 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.

7. Discussion and consideration of adopting, including any possible amendment, the health premiums for the fiscal year 2022-2023 in amounts necessary to cover the projected expenditures and for the Employee Health Plan to be actuarially sound, and the adoption of the Employee Life and Health Committee recommendations for the Health Plan.
10. Discussion and consideration, including any possible amendment, to approve Change Order No. 3 with Guernsey for construction delays of Fire Station 1 remodel which increases contract time by 55 days with no additional cost.
13. Discussion and consideration of, including any possible amendment, accepting various Grants of Permanent and Temporary Easements from the DPI All American, LLC across certain parcels of land located within the corporate boundaries of Midwest City, in the Northeast (NE/4) Quarter of Section Four (4), Township (11) Eleven North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma. The addresses for the parent parcels are 709 and 711 S Air Depot Boulevard.
14. Discussion and consideration of, including any possible amendment, accepting a Grant of Permanent Easement from Realty Income CK1, LLC, across a certain parcel of land located within the corporate boundaries of Midwest City, in the Southwest Quarter (SW/4) of Section Ten (10), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma. Approximate address of parcel providing easement is 7001 SE 29th Street.
16. Discussion and consideration for adoption, including any amendments, for appointing Chris Cooney to the Parkland Review Committee for a 3 year term.
17. Discussion and consideration, including any possible amendment, of declaring 11 golf carts from the Hidden Creek Family Golf Course on the attached list as surplus and authorizing their disposal by public auction, trade in, sealed bid, or destruction if necessary
18. Discussion and consideration of declaring approximately 24.03 acres (M.O.L.) located in the Northwest Quarter of Section Twenty-Two (22), Township Twelve (12) North, Range Two (2) West as surplus and transferring the property to the Economic Development Authority via Quit Claim Deed.
19. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2021-2022, increase: General Gov't Sales Tax Fund, expenditures/General Government (14) \$99,635.
- 8. Discussion and consideration of renewing, including any possible amendment, the Administrative Services Agreement with Health Care Services Corporation to provide administrative services for the Employee Health Benefits Plan for the FY 2022/2023 for a net cost of \$60.40 per employee per month and \$10.00 per month for participants for COBRA Service Charges with a \$75.00 per month administrative fee.** T. Bradley addressed Council. After Council and Staff discussion, Eads made a motion to approve the agreement, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.

- 9. Discussion and consideration of renewing the contract, including any possible amendment, for the 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 2022/2023 at the rate of \$3.11 per employee per month for an aggregate attachment point of \$8,463,908 and \$130.64 per employee per month for a specific attachment point of \$150,000 per covered person.** T. Bradley addressed Council. After Staff and Council discussion, Eads made motion to approve the contract, seconded by Bana. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.
- 11. Discussion and consideration for entering into and approving, including any possible amendments, for Professional Services with Tunnel, Spangler & Associates, Inc. d/b/a TSW in the amount of \$368,345 to provide Schematic Design and Pricing Plans for the Parkland Dr. & National Ave. Schematic Design.** B. Harless addressed Council. After Staff and Council discussion, Eads made a motion to approve, seconded by Bana. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.
- 12. Discussion and consideration for entering into and approving, including any possible amendment for Professional Services with Johnson & Associates in the amount of \$250,000 to provide General Site Topographic and Boundary Survey, Underground Survey & Title Work for the Parkland Dr. & National Ave. Schematic Design.** B. Harless addressed Council. After Staff and Council discussion, Eads made a motion to approve, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.
- 15. Discussion and consideration of adoption, including any possible amendment to, 1) awarding a bid and entering into a contract for the second round of Moving Midwest City Forward 2018 G.O. bond concrete street paving projects with Parathon Construction, for a total amount of \$780,457.00 and 2) authorizing the Mayor to sign and execute the contract documents.** B. Bundy addressed Council. After Staff and Council discussion, Eads made a motion to approve, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.

DISCUSSION ITEMS.

- 1. (PC – 2110) Public hearing with discussion and consideration, including any amendment, of an ordinance to redistrict from C-1, Restricted Commercial to R-6, Single Family Detached Residential, for the property described as Block 1, Lot 1 of the Harr Julian Replat, addressed as 403 W Fairchild Drive.** B. Harless and applicant Ben Fox addressed the council. Eads made a motion to approve Ordinance 3480, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.
- 2. (PC – 2111) Public hearing with discussion and consideration for adoption, including any possible amendment, of a resolution for a Special Use Permit to allow the use of Automotive Sales & Rentals: Light in the C-3, Community Commercial, for the property described as a part of the NE/4 of Section 9, T-11-N, R-2-W, located at 2029 South Air Depot.** No Action Needed.
- 3. (PC – 2112) Public hearing with discussion and consideration for adoption, including any possible amendment, of an ordinance to redistrict from PUD, Planned Unit Development**

governed by the C-3, Community Commercial, to SPUD, Simplified Planned Unit Development, governed by the R-HD, High Density Residential district and a resolution to amend the Comprehensive Plan from OR, Office Retail, to HDR, High Density Residential, for the properties platted as Midtown Office Park Phase II, Block 5, Lots 1-6, addressed as 1641, 1647, 1653, 1659, 1665, & 1671 Midtown Place. Applicant Jeff Johnson and Joella Beaver of 10917 Ashton address the council. Reed made a motion to approve Ordinance 3481 and Resolution 2022-09, seconded by Eads. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.

4. **(PC – 2113) Public hearing with discussion and consideration for adoption, including any possible amendment, of an ordinance to redistrict from R-6, Single Family Residential to PUD, Planned Unit Development, governed by the R-HD, High Density Residential district as well as a tract governed by the C-3, Community Commercial district and a resolution to amend the Comprehensive Plan from POS, Parks and Open Space and OR, Office Retail, to HDR, High Density Residential, for the property described as a part of the SW/4 of Section 12, T-11-N, R-2-W, located at 9309 SE 29th Street and 9020 SE 25th Street.** B. Harless, Johnson and Associate Representatives Rob Garrett and Tim Johnson, and Sherri Bruce of 1817 Rhythm Rd addressed Council. After staff and Council discussion, Byrne made motion to approve Ordinance 3482 and Resolution 2022-10 along with contingency the developer secure additional access easement for emergency vehicles, he demonstrate to us in writing the easement has been received and filed appropriately, that the placement of landscaping elements like trees and shrubs in front of the apartment buildings, lightning, he be willing to work with staff through the development process as it relates to the flooding in the buffer zones, and that the commitment that Johnson made on the drainage is held up, and that the developer work with the city through the traffic planning the traffic studies and everything else that's required when this comes back to us , seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.
5. **Discussion and consideration for adoption, including any amendments, of an ordinance amending the Midwest City Municipal Code, Chapter 3 Advertising, Article II, License, Sections 3-16, Required; Application; 3-17, Fee; 3-18; Expiration; prorating; transfer; signing; seal; Chapter 9, Buildings and Building Regulations; Article VII, Sign Regulations; Section 9-382, Definitions; and providing for Repealer and Severability.** D. Maisch addressed Council. After Staff and Council discussion, Eads made a motion to approve Ordinance 3483, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.
6. **Discussion and consideration for adoption, including any amendments, of an ordinance amending the Midwest City Municipal Code: Appendix A, Zoning Regulations; Section 6, Development Review Bodies; Part 6.3, Board of Adjustment; Subpart 6.3.2, Membership; and providing for repealer, and severability.** D. Maisch addressed Council. After Staff and Council discussion, Eads made a motion to approve Ordinance 3484, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.
7. **Discussion and consideration for adoption, including any amendments, of an ordinance amending the Midwest City Municipal Code, Chapter 9, Buildings and Building Regulations, Article II, Builder's Advisory Board, Section 9-17, Members; and providing for a repealer and severability.**

D. Maisch addressed Council. After Staff and Council discussion, Eads made a motion to approve Ordinance 3485, seconded by Bana. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.

8. Discussion and consideration for adoption, including any possible amendment, of an ordinance amending the Midwest City Municipal Code, Chapter 18, Garbage and Refuse, Article II, Municipal Collection and Disposal Service, Section 18-25, Container Required, Duty to Use; and providing for Repealer and Severability. P. Streets addressed Council. After Staff and Council discussion, Eads made a motion to approve Ordinance 3487, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.

9. Discussion and consideration for adoption, including any amendments, of an ordinance amending the Midwest City Municipal Code, Chapter 13, Drainage and Flood Control, Article III, Stormwater Runoff Control, Section 13-71, Requirements relating to improvements; Section 13-73, Figures and providing for a repealer and severability. D. Maisch and M. Stroh addressed Council. After Staff and Council discussion, no action was taken.

10. Discussion and consideration for adoption, including any amendments, of an ordinance amending the Midwest City Municipal Code, Chapter 28 Offenses - Miscellaneous, Article V, Offenses Against Public Peace, Section 28-94, Reserved, pulling it out of reserve and entitling it "Offenses Against Public Peace"; and providing for a repealer and severability. No Action Taken.

11. Discussion and consideration for adoption, including any amendments, of an ordinance amending the Midwest City Municipal Code, Chapter 38 Subdivision Regulations, Article VIII, Definitions, Section 38-65.120, Park Land Review Committee; and providing for a repealer and severability. D. Maisch addressed Council. Byrne made a motion to approve Ordinance 3486, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.

NEW BUSINESS/PUBLIC DISCUSSION.

The following people addressed the Council: Joella Beaver of 10917 Ashton Ter., Randy Westbury of 8509 NE 15th St., Brent McGee of 9409 Sherwell Dr., and Jonathan Goforth of 11625 Mark St.

*Reed left meeting at 7:36 PM and returned at 7:37 PM.

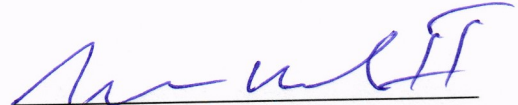
EXECUTIVE SESSION.

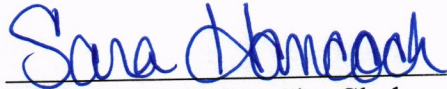
1. Discussion and consideration of 1) entering into executive session as allowed under 25 O.S. § 307(B)(2) to discuss negotiations concerning employees and representatives of employee groups; and 2) in open session, authorizing the city manager to take action as appropriate based on the discussion in executive session. Item not needed.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 7:54 PM

ATTEST:




MATTEW 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

May 24, 2022

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 7:54 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	City Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	City Clerk Sara Hancock
Trustee Megan Bain		City Attorney Don Maisch

Absent: Trustee Rick Favors

CONSENT AGENDA. Eads made a motion to approve the consent agenda, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.

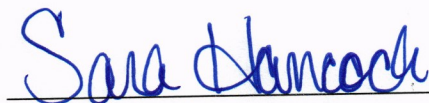
1. Discussion and consideration for adoption, including any possible amendments, of the April 26, 2022 meeting minutes.
2. Discussion and consideration for adoption, including any possible amendments, the May 10, 2022 meeting.
3. Discussion and consideration, including any possible amendment, of accepting the report on the current financial condition of the Sheraton Midwest City Hotel at the Reed Center for the period ending April 30, 2022.

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

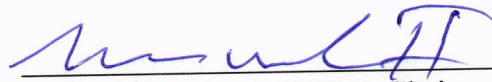
ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 7:55 PM.

ATTEST:


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

May 24, 2022

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 7:55 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	City Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	City Clerk Sara Hancock
Trustee Megan Bain		City Attorney Don Maisch

Absent: Trustee Rick Favors

CONSENT AGENDA. Eads made a motion to approve the consent agenda, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.

1. Discussion and consideration for adoption, including any possible amendments, of the April 26, 2022 meeting minutes.
2. Discussion and consideration for adoption, including any possible amendments, the May 10, 2022 meeting.
3. Discussion and consideration, including any possible amendment, of the management representation letter to Grant Thornton LLP and accepting the draft of the final report associated with Sooner Town Center II, LLC for calendar years ending December 2020 and December 31, 2021.

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.** No Action Required.

NEW BUSINESS/PUBLIC DISCUSSION. No new business.

ADJOURNMENT. There was no further business, Chairman Dukes adjourned the meeting at 7:56 PM.

ATTEST:


SARA HANCOCK, Secretary




MATTHEW D. DUKES II, Chairman

Notice for the Midwest City 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).

**Midwest City Economic Development Authority Minutes
Special Meeting**

May 24, 2022

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 7:56 PM with following members present:

Trustee Susan Eads	Trustee Sean Reed	City Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	City Clerk Sara Hancock
Trustee Megan Bain		City Attorney Don Maisch

Absent: Trustee Rick Favors

CONSENT AGENDA. Eads made a motion to approve the consent agenda, with the exception of pulling item #4, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion carried.

1. Discussion and consideration for adoption, including any possible amendments, of the March 22, 2022 meeting minutes.
2. Discussion and consideration for adoption, including any possible amendments, the May 10, 2022 meeting minutes.
3. Discussion and consideration, including any possible amendment, of the management representation letters to Grant Thornton LLP and accepting the drafts of the final reports associated with Combined Financial Statements of Sooner Town Center, LLC and Sooner Town Center II, LLC for calendar years ending December 2020 and December 31, 2021.
4. **Discussion, consideration and possible action to approve and/or amend a resolution of the Midwest City Economic Development Authority declaring approximately 24.03 acres located in the Northwest Quarter of Section 22, Township 12 North, Range 2 West of the Indian Meridian surplus; and approving a certain “Agreement for the Purchase and Sale of Real Estate”, by and between the Midwest Economic Development Authority and MTG Property Holdings, LLC (the “Real Estate Agreement”) with possible amendments; Authorizing and directing execution and delivery of the Real Estate Agreement; and containing other provisions relating thereto.**

R. Coleman and Jimmy Harrison with Centrillum Proteins addressed Trustees. After discussion, Bana made a motion to approve Resolution EDA2022-01, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, and Dukes. Nay: none. Absent: Favors. Motion Carried.

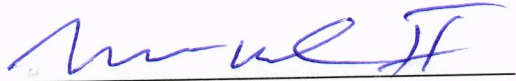
PUBLIC DISCUSSION. There was no public discussion.


ADJOURNMENT.

There was no further business, Chairman Dukes adjourned the meeting at 8:06 PM.

ATTEST:




MATTEW D. DUKES II, Chairman


SARA HANCOCK, Secretary