



CITY OF MIDWEST CITY MEETINGS

FOR MAY 24, 2022

Meetings will be streamed live on the City of Midwest City's (MWC) YouTube channel: bit.ly/CityofMidwestCity.

The recorded video will be available on MWC's YouTube channel: bit.ly/CityofMidwestCity 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 739-1220 or email tanderson@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

May 24, 2022 – 6:00 PM

Presiding members: Mayor Matthew Dukes

Ward 1 Susan Eads

Ward 2 Pat Byrne

Ward 3 Megan Bain

Ward 4 Sean Reed

Ward 5 Sara Bana

Ward 6 Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

City Attorney Don Maisch

A. CALL TO ORDER.

B. OPENING BUSINESS.

- Invocation by Assistant City Manager Vaughn Sullivan
- Pledge of Allegiance by Carl Albert High School ROTC Cadets
- Community-related announcements and comments
- Mayoral Proclamations: Retirees Wilbert Filcek and Rudy Rodriguez; Kids to Park Day; National Police Appreciation Week; National Public Works Appreciation Week; and MWCHS Academic Team

- 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 Council member requests to discuss an item(s) or if unanimous consent is not received, then the item(s) will be removed and heard in regular order.
1. Discussion and consideration for adoption, including any possible amendments, of the April 26, 2022 meeting minutes. (City Clerk - S. Hancock)
 2. Discussion and consideration, including any possible amendments, of approving the May 10, 2022 meeting minutes. (City Clerk - S. Hancock)
 3. Discussion and consideration for adoption, including any possible amendment, of the City Manager's Report for the month of April 2022. (Finance - T. Cromar)
 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. (Finance - T. Cromar)
 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. (Finance – T. Cromar)
 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. (Human Resources - T. Bradley)
 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. (Human Resources - T. Bradley)
 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. (Human Resources - T. Bradley)
 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. (Human Resources - T. Bradley)
 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. (Fire - B. Norton)

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. (Community Development – B. Harless)
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. (Community Development – B. Harless)
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. (Engineering and Construction Management - B. Bundy)
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. (Engineering & Construction Services - B. Bundy)
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. (Engineering & Construction Services - B. Bundy)
16. Discussion and consideration for adoption, including any amendments, for appointing Chris Cooney to the Parkland Review Committee for a 3 year term. (City Manager - V. Sullivan)
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. (City Manager – V. Sullivan)
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. (Economic Development - R. Coleman)

D. 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. (Community Development - B. Harless)
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. (Community Development - B. Harless)
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. (Community Development - B. Harless)
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. (Community Development - B. Harless).
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 - City Attorney)
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. (City Attorney - D. Maisch)
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. (City Attorney - D. Maisch)

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. (PWA Director - P. Streets)
 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. (City Attorney - D. Maisch)
 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. (City Attorney - D. Maisch)
 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. (City Attorney - D. Maisch)
- 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 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 (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. (City Manager - T. Lyon)
- G. FURTHER INFORMATION.
1. Review of the April 2022 Building Report. (Engineering & Construction Services—B. Bundy)
 2. Review of the May 3, 2022 Planning Commission Meeting Minutes. (Community Development - B. Harless)
- H. ADJOURNMENT.



MUNICIPAL AUTHORITY AGENDA

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

May 24, 2022 – 6:01 PM

Presiding members: Chairman Matthew Dukes

Trustee Susan Eads

Trustee Pat Byrne

Trustee Megan Bain

Trustee Sean Reed

Trustee Sara Bana

Trustee Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

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 Trustee requests to discuss an item(s) or if unanimous consent is not received, then the item(s) will be removed and heard in regular order.

1. Discussion and consideration for adoption, including any possible amendments, of the April 26, 2022 meeting minutes. (Secretary - S. Hancock)
2. Discussion and consideration for adoption, including any possible amendments, the May 10, 2022 meeting. (Secretary - S. Hancock)
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. (City Manager – R. Rushing)

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 Trustees on any Subject not scheduled on the Regular Agenda. The Trustees 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 Trustees will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. **THOSE ADDRESSING THE TRUSTEES 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

May 24, 2022 – 6:02 PM

Presiding members: Chairman Matthew Dukes

Trustee Susan Eads

Trustee Pat Byrne

Trustee Megan Bain

Trustee Sean Reed

Trustee Sara Bana

Trustee Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

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 Trustee requests to discuss an item(s) or if unanimous consent is not received, then the item(s) will be removed and heard in regular order.

1. Discussion and consideration for adoption, including any possible amendments, of the April 26, 2022 meeting minutes. (Secretary - S. Hancock)
2. Discussion and consideration for adoption, including any possible amendments, the May 10, 2022 meeting. (Secretary - S. Hancock)
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. (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. In accordance with State Statue 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 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.**

E. ADJOURNMENT.



SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA

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

May 24, 2022 – 6:03 PM

Presiding members: Chairman Matthew Dukes

Trustee Susan Eads

Trustee Pat Byrne

Trustee Megan Bain

Trustee Sean Reed

Trustee Sara Bana

Trustee Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

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 Trustee requests to discuss an item(s) or if unanimous consent is not received, then the item(s) will be removed and heard in regular order.

1. Discussion and consideration for adoption, including any possible amendments, of the March 22, 2022 meeting minutes. (Secretary - S. Hancock)
2. Discussion and consideration for adoption, including any possible amendments, the May 10, 2022 meeting minutes. (Secretary - S. Hancock)
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. (Finance - T. Cromar)
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. (Economic Development – R. Coleman)

C. PUBLIC DISCUSSION. The purpose of the "Public Discussion" section of the Agenda is for members of the public to speak to the Trustees on any Subject not scheduled on the Regular Agenda. The Trustees 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 Trustees will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. **THOSE ADDRESSING THE TRUSTEES ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE COUNCIL.**

D. ADJOURNMENT.