



## CITY OF MIDWEST CITY MEETINGS FOR June 25, 2024

---

All Council/Authority/Commission meetings of the City of Midwest City (MWC) elected officials will be held in the Council Chamber located at 100 N. Midwest Blvd., Midwest City, OK 73110, Oklahoma County, Oklahoma, unless notified otherwise.

Regularly scheduled meetings of the elected officials will be streamed live and recorded on the MWC YouTube channel: [Bit.ly/CityofMidwestCity](https://www.youtube.com/channel/UC1tYjCjYofMidwestCity) with the recorded videos available there within 48 hours.

Special Assistance for a Meeting: Send request via email to [tanderson@midwestcityok.org](mailto:tanderson@midwestcityok.org) or call 405-739-1220 no less than 24 hours prior to the start of a meeting. If special assistance is needed during a meeting, call 739-1388.

Please note that the elected officials will informally gather at or after 5:00 PM in the City Manager's Conference room for dinner for evening meetings; however, no business will be discussed or acted upon. Meals will only be provided to the City Council and staff. Doors to the Council Chamber will be open to the public fifteen minutes prior to the start of a meeting.

For the purposes of all meetings of the MWC elected and/or appointed officials, the term "possible action" shall mean possible adoption, rejection, amendments, postponements, and/or recommendation to the City Council and/or Authorities.

Pursuant to Midwest City Resolution 2022-50, the following rules of conduct and engagement are in effect for all meetings of the MWC elected and/or appointed officials:

1. Only residents of the City, and/or identifiable business doing business in or with the City, or where it is required by statute during public hearings may speak during a public meeting, unless by majority vote of the City Council, non-residents may be permitted to comment on agenda items that impact them. To verify this new requirement, speakers must state their name and City residential/business address or provide/present proof of residential/business address to the City Clerk before addressing the elected officials.
2. There will be a 4 (four) minute time restriction on each speaker, which can be extended by a vote of the City Council, only if it benefits and/or clarifies the discussion at hand. The City Clerk, or designee, will be the timekeeper and will notify the chair when time has expired.
3. The Mayor/Chair reserves the right to remove individuals from the audience if they become disorderly. If the Mayor/Chair asks a disruptive individual to leave and the individual refuses to leave, the meeting will be recessed and appropriate law enforcement action will be taken.
4. Agenda items requesting action of the elected officials shall include:
  1. Presentation by City Staff and/or their invited guest speaker;
  2. If a public hearing is required, questions and discussion by and between the elected officials, City Staff, and the public;
  3. Questions and discussion by and between the elected officials and City Staff, invited guest speaker, and/or public during a public hearing; and
  4. Motion and second by the elected officials.
  5. If a motion is to be amended, the one who made the motion may agree and restate the motion with the amendment; however, if the maker of the motion does not agree to the amendment, the motion may be voted on as it stands.
  6. Final discussion and possible action/amended motion by the elected officials.



## CITY OF MIDWEST CITY COUNCIL AGENDA

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

June 25, 2024 – 6:00 PM

Presiding members: Mayor Matthew Dukes

Ward 1 Susan Eads

Ward 3 Rita Maxwell

Ward 5 Sara Bana

Ward 2 Pat Byrne

Ward 4 Marc Thompson

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 Council Member
- Mayoral Proclamations: Lakes Appreciation Month
- Community-related announcements and comments

C. CONSENT AGENDA. These items are placed on the Consent Agenda so the Council members, by unanimous consent, can approve routine agenda items by one motion. If any Council member requests to discuss an item(s) or if there is not unanimous consent, then the item(s) will be removed and heard in regular order.

1. Discussion, consideration, or possible action to approve the June 11, 2024 meeting minutes. (City Clerk - S. Hancock)
2. Discussion, consideration, and possible action of approving; 1) the proposed 2024 Action Plan, a part of the 2020-2024 Consolidated Plan and Strategy, for the use of 2024 Community Development Block Grant (CDBG) funds; 2) authorization of the Mayor to submit the approved and/ or modified certifications to the U.S. Department of Housing and Urban Development; and 3) authorization of the Mayor and City Manager to enter into the necessary contracts to implement said program. (T-Craft, Grants Manager).
3. Discussion, consideration and possible action of approving a contract for FY 24-25 in the amount of \$225,583 with Central Oklahoma Transportation and Parking Authority (COTPA) for the provision of EMBARK Route 15 bus service in Midwest City. (T. Craft - Grants Management)
4. Discussion, consideration, and possible action of renewing a contract without modifications for FY 2024-2025, with NAPA Auto Parts for the on-site turnkey vehicle and equipment part operation in the City-wide budgeted amount of \$1,500,000.00. (Fleet - C. Davis)

5. Discussion, consideration, and any possible action of approving renewing a contract without modifications for FY 2024-2025 with Tyler Technologies for software maintenance for Police, 911, and Court in an amount not to exceed \$198,614.06. (Information Technology - A. Stephenson)
6. Discussion, consideration, and possible action renewing without modification the utility bill production agreement with Dataprose, LLC, for FY 24-25. (City Clerk - S. Hancock)
7. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Grants Fund, revenue/Intergovernmental (06) \$254,000; expenditures/Transfers Out (06) \$254,000. Street Tax Fund, revenue/Transfers In (00) \$254,000; expenditures/Park & Rec (06) \$254,000. Police Lab Fee Fund, expenditures/Transfers Out (62) \$9,298. Police Impound Fees Fund, revenue/Transfers In (00) \$9,298. Grants Fund, revenue/Intergovernmental (24) \$117,820; expenditures/Transfers Out (24) \$117,820. General Government Sales Tax Fund, revenue/Transfers In (00) \$117,820; expenditures/Engineering & Construction Services (24) \$117,820. 2018 Election G.O. Bond Fund, expenditures/Street (09) \$64,634. General Fund, expenditures/Transfers Out (00) \$813,957. Police Fund, revenue/Transfers In (00) \$367,284. Fire Fund, revenue/Transfers In (00) \$296,962. Hotel Motel Fund, expenditures/Transfers Out (00) \$169,727. Park & Recreation Fund, revenue/Transfers In (00) \$23,762. CVB Fund, revenue/Transfers In (00) \$95,047. Welcome Center Fund, revenue/Transfers In (00) \$50,918. General Fund, revenue/Transfers In (00) \$149,711. Municipal Court Fund, revenue/Investment Interest (00) \$2,700; expenditures/Transfers Out (00) \$2,700. General Fund, revenue/Transfers In (00) \$2,700. G.O. Debt Service Fund, expenditures/Transfers Out (00) \$112,339. 2018 Election G.O. Bond Fund, revenue/Transfers In (00) \$112,339. Hotel Motel Fund, revenue/Investment Interest (00) \$169,727. L&H Fund, expenditures/Personnel (03) \$500,000. (Finance - T. Cromar)
8. Discussion, consideration, and possible action approving the contract amendments with Garver; H.W. Lochner; Lee Engineering; LMRK Engineering; Plummer Associates; and R.L. Shears Company, to renew the contracts for FY 24/25. (Engineering & Construction Services - B. Bundy)
9. Discussion, consideration, and possible action of approving Change Order #01 with C4L for the Midwest City Police Department Restroom Renovation for \$44,762.00 and 43 additional days. (Engineering & Construction Services - B. Bundy)
10. Discussion, consideration and possible action regarding a resolution to renew the Projects Agreement required by the Tax Apportionment Refunding Bonds, Taxable Series 2018 for FY 2024-2025. (Finance - T. Cromar)
11. Discussion, consideration and possible action approving a resolution to renew the Sales Tax Agreement required for Capital Improvement Refunding Revenue Bonds, Series 2019 for FY 2024-2025. (Finance - T. Cromar)

12. Discussion, consideration, and possible action of approving Amendment No. 2 with Tunnel, Spangler & Associates, Inc. for the schematic design and pricing of the Parklawn Drive and National Avenue Revitalization Project. (Planning & Zoning - M. Summers)
13. Discussion, consideration, and possible action of declaring (1) 2014 Chevrolet Caprice and its contents, as surplus and authorizing disposal by public auction, sealed bid or other means necessary.
14. Discussion, consideration, and possible action of declaring the items listed below as surplus and authorizing their disposal by public auction, sealed bid or other means as necessary.(City Manager - T. Lyon)

D. DISCUSSION ITEMS.

1. Discussion, consideration and possible action of approving a contract with Arledge & Associates, P.C. to perform the FY 2023-2024 audit of Midwest City's financial statements for the audit fee of \$52,400, Single Audit Fee of \$5,200 and major programs \$3,700 each. (T. Cromar - Finance)
2. (PC-2174) Public hearing, discussion, consideration, and possible action of approval of the Preliminary Plat of Dentistry by Design for the property described as a part of the North Half (N/2) of the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian also addressed as 2500 S. Douglas Blvd., Midwest City, OK 73130. (Planning & Zoning- M. Summers)
3. (PC-2177) Public hearing, discussion, consideration, and possible action approving a Resolution amending the Comprehensive Plan from Single-Family Detached Land Use to Medium Density Land Use and; an Ordinance to redistrict from Single-Family Detached Residential District ("R-6") to Medium Density Residential Land use ("R-MD"), for the property described as a part of the Southwest Quarter (SW/4) of Section Thirty (30), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1205 Wilkinson Dr., Midwest City. (Planning & Zoning- M. Summers)
4. (PC-2178) Public hearing, discussion, consideration, and possible action approving an Ordinance to redistrict from Planned Unit Development ("PUD") governed by General Commercial District ("C-4") to Amended Planned Unit Development ("PUD") governed by General Commercial District ("C-4"), for the property described as a part of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 8713 E. Main St., Midwest City. (Planning & Zoning- M. Summers)

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, consideration, and possible action to 1) entering into executive session, as allowed under Title 25 Section 307 (B)(3) to discuss confidential communications concerning the purchase or appraisal of real property regarding Sooner Town Center and 2) authorizing the City Manager to take action as appropriate based on discussion. (City Manager - T. Lyon)

D. DISCUSSION ITEMS CONTINUED.

5. Discussion, consideration, and possible action of approving an Ancillary Agreement with Sooner Town Center, LLC and Sooner Town Center II, LLC. (D. Maisch – City Attorney).

G. FURTHER INFORMATION.

1. Review of the May 7, 2024 Planning Commission Meeting Minutes. (Planning & Zoning - M. Summers)
2. Review of the City Manager's Report for the month of May 2024. (Finance - T. Cromar)
3. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for May 2024. (Human Resources - T. Bradley)
4. Monthly Residential and Commercial Building report for May 2024 Building Report (Engineering & Construction Services—B. Bundy)

H. ADJOURNMENT.



## MUNICIPAL AUTHORITY AGENDA

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

June 25, 2024 – 6:01 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority 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 there is not a unanimous consent, then the item(s) will be removed and heard in regular order.

1. Discussion, consideration, or possible action to approve the June 11, 2024 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration, and possible action approving renewing a contract without modifications for FY 2024-2025 with Tyler Technologies for software maintenance for Police, 911, and Court in an amount not to exceed \$198,614.06. (Information Technology - A. Stephenson)
3. Discussion, consideration, and possible action to approve the Second Amendment to the agreement with Garver, LLC to renew the contract for FY 24/25. (Engineering & Construction Services - B. Bundy)
4. Discussion, consideration and possible action regarding a resolution to renew the Sales Tax Agreement required for the Capital Improvement Refunding Revenue Bonds, Series 2019 for FY 2024-2025 (Finance - T. Cromar)
5. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Capital Improvements Revenue Bond Fund, revenues/Transfers In (00) \$149,711; expenditures/Transfers Out (00) \$149,711. Customer Deposits Fund, revenues/Investment Interest (00) \$44,052; expenditures/Transfers Out (00) \$44,052. Water Fund, revenues/Transfers In (00) \$44,052. Utilities Capital Outlay Fund, revenues/Transfers In (50) \$229,809; expenditures/Debt Service (50) \$231,380. Water Fund, expenditures (42) \$229,809. (Finance - T. Cromar)

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 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. FURTHER INFORMATION.

1. Review of the monthly report on the current financial condition of the Delta Hotel and the Reed Center for the period ending May 31, 2024. (Director of Operations - R. Rushing)

E. ADJOURNMENT.



## MEMORIAL HOSPITAL AUTHORITY AGENDA

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

June 25, 2024 – 6:02 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority 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, consideration, or possible action to approve the June 11, 2024 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action regarding a resolution to renew the Projects Agreement required by the Tax Apportionment Refunding Bonds, Taxable Series 2018 for FY 2024-2025. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of approving Amendment No. 2 with Tunnel, Spangler & Associates, Inc. for the schematic design and pricing of the Parklawn Drive and National Avenue Revitalization Project. (Planning & Zoning - M. Summers)

C. DISCUSSION ITEM.

1. Discussion, consideration, and possible action of the following agreement with Capitol Decisions, Inc. in the total amount of \$115,000 to continue to provide consultant services regarding economic, community development and redevelopment interests in Midwest City for the period from July 1, 2024 through June 30, 2025. (T. Lyon)

D. 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 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. EXECUTIVE SESSION.

1. Discussion, consideration, and possible action to 1) entering into executive session, as allowed under Title 25 Section 307 (B)(3) to discuss confidential communications concerning the purchase or appraisal of real property regarding Sooner Town Center and 2) authorizing the City Manager to take action as appropriate based on discussion. (City Manager - T. Lyon)

C. DISCUSSION ITEM Continued.

2. Discussion, consideration, and possible action of approving an Ancillary Agreement with Sooner Town Center, LLC and Sooner Town Center II, LLC. (D. Maisch – City Attorney).

F. ADJOURNMENT.



## **SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA**

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

June 25, 2024 – 6:03 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority 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 or items will be removed and heard in regular order.
1. Discussion, consideration, or possible action to approve the June 11, 2024 special meeting minutes. (Secretary - S. Hancock)
  2. Discussion, consideration, and possible action of approving the First Amendment to renew the contract with Johnson & Associates to develop plans for the NE 23<sup>rd</sup> St sewer extension for budget year FY 24/25. (Engineering & Construction Services - B. Bundy)
  3. Discussion, consideration, and possible action approving 1) the First Amendment with LMRK Engineering, LLC; and 2) the Third Amendment with Plummer Associates, Inc, to renew the contracts for FY 24/25. (Engineering & Construction Services - B. Bundy)
- 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.**