



CITY OF MIDWEST CITY MEETINGS FOR July 23, 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://bit.ly/CityofMidwestCity) with the recorded videos available there within 48 hours.

Special Assistance for a Meeting: Send request via email to 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

July 23, 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: Merle Davis
- 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 25, 2024 meeting minutes. (City Clerk - S. Hancock)
2. Discussion, consideration and possible action of approving a resolution for the City of Midwest City, Oklahoma to release unappropriated fund balances in the amount of \$7,978,589 at the close of day June 30, 2024 to be made available for fiscal year 2024-2025; and amending the budgets for fiscal year 2024-2025 to include the released appropriations from the fiscal year 2023-2024 budgets as supplemental appropriations; and effective July 1, 2024, renewing encumbrance commitments cancelled at the close of day June 30, 2024. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of approving the School Resource Officer Mutual Cooperation Agreement with the Mid-Del School System for the time period of July 1, 2024 – June 30, 2025. Mid-Del School System will pay the City the amount of \$369,965.00 for the term of the contract.
4. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Emergency Operations Fund, expenditures/Transfers Out (21) \$3,329. Grants Fund, revenue/Transfers In (21) \$3,329. (Finance - T. Cromar)

5. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Police Impound Fees Fund, revenue/Investment Interest (00) \$420; expenditures/Police (62) \$420. Decrease: Police Lab Fee Fund, revenue/Investment Interest (00) \$420; expenditures/Police (62) \$420. (Finance - T. Cromar)
6. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055240520 from the State Department of Environmental Quality for the subdivision Eagle Landing Addition, Midwest City, Oklahoma. (Engineering & Construction Services - P. Menefee)
7. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055240519 from the State Department of Environmental Quality for the subdivision Eagle Landing Addition, Midwest City, Oklahoma. (Engineering & Construction Services - P. Menefee)
8. Discussion, consideration, and possible action of entering into a contract with Association of Central Oklahoma Governments for the FY 2023-2024 Unified Planning Work Program (UPWP). (Engineering & Construction Services - B. Bundy)
9. Discussion, consideration, and possible action renewing without modification the Fire Equipment Agreement with the Board of County Commissioners of Oklahoma County for FY 24-25. (Fire Chief - B. Norton)
10. Discussion, consideration, and possible action of extending contracts without modifications, with UniFirst Holdings, Inc., for uniforms and supplies and with Midstate Traffic Control, Inc., for traffic signal maintenance for FY 2024/2025. (Public Works - R. Streets)
11. Discussion, consideration, and possible action regarding approving an MOU extending the collective bargaining agreement between the City of Midwest City and the FOP Lodge #127 while negotiations are ongoing. (Human Resources - T. Bradley)
12. Discussion, consideration, and possible action of approving a resolution nominating Matthew D. Dukes, II, Mayor, City of Midwest City to the Oklahoma Municipal League Board of Directors. (T. Lyon – City Manager).
13. Discussion, consideration and possible action to accept the end of year report from the Midwest City Urban Renewal Authority for Fiscal Year 2023 - 2024. (R. Coleman - Economic Development)
14. Discussion, consideration, and possible action of 1) declaring various computer equipment and other miscellaneous items of City property as obsolete, defective, or replaced; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary. (Information Technology - A. Stephenson)
15. Discussion, consideration, and possible action of declaring miscellaneous items as surplus and authorizing disposal by public auction, sealed bid or other means necessary. (Interim Police Chief G. Wipfli)

D. DISCUSSION ITEMS.

1. (PC-2180) Public hearing, discussion, consideration, and possible action to approve a Special Use Permit (SUP) to allow Moderate Impact Institutional Permitted in the (R-6) Single-Family Detached Residential District for the property described as a part of the Southwest Quarter (SW/4) of Section One (1), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 9113, 9125, 9201 SE 15th St. (Planning & Zoning - M. Summers)
2. (PC-2168) Public hearing, discussion, consideration, and possible action approving a Resolution amending the Comprehensive Plan from Office/Retail to Office/Retail and High Density Residential and; an ordinance to redistrict from Community Commercial District (“C-3”) to Planned Unit Development (“PUD”) with C-3 as a base zoning district, for the property described as Lot Three (3), Blocks Five (5), Six (6), Seven (7) and Eight (8) in Heritage Park Mall, A Re-Subdivision of Blocks 3, 4 and 5 of Miracle Mile Addition, An Addition to Midwest City, Oklahoma County, Oklahoma, As Shown By the Recorded Plat Thereof. (Planning and Zoning- M. Summers)
3. Public Hearing, discussion, consideration, and possible action approving an ordinance amending Midwest City Municipal Code, Chapter 43 Water, Sewer, Sewage Disposal and Stormwater Quality; Article III, Sewers and Sewage Disposal; Division 5, Other Provisions Relating to Taps and Connections; Section 43-182, Connections to sewer mains in Sections 9 and 10, Township 11 N, Range 1 W; Section 43-183, Connections to sewer mains in Sections 1, Township 11N, Range 2W; Section 43-184, Reserved; providing for repealer and severability. (Engineering & Construction Services - B. Bundy)
4. Discussion, consideration, and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 43, Water, Sewer, Sewage Disposal and Stormwater Quality, Article III, Sewers and Sewage Disposal, Division 8, Usage Rates and Charges; Section 43-224 Sewer User Charge; Section 43-230 Capital Improvement Charges; and providing for a repealer and severability. (Public Works - R. Streets)
5. Discussion, consideration, and possible action regarding Resolution 2023-25 pertaining to the moratorium on new construction and new development that will connect to the Midwest City wastewater collection system that serves a portion of the east side of Midwest City. (Engineering & Construction Services - B. Bundy)
6. Discussion, consideration, and possible action of awarding the bid to and entering into a contract with Wynn Construction Co., Inc. for \$1,614,883 and 210 Calendar Days for the Mid-America Park Phase 1 Project, a 2018 GO Bond project. City Council delegates the Mayor to sign and execute the contract. (Engineering & Construction Services - B. Bundy)
7. Discussion, consideration, and possible action of approving a Professional Services Agreement with Freese and Nichols, Inc., in the amount of \$799,000.00 to develop a citywide stormwater master plan. (Public Works - R. Streets)

8. Discussion, consideration, and possible action of awarding the bid to and entering into a contract with H&H Plumbing & Utilities, Inc. for \$2,230,775 to construct the North Side Utilities Water Project. City Council delegates the Mayor to sign and execute the contract. (Engineering & Construction Services - B. Bundy)

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. FURTHER INFORMATION.

1. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for June 2024. (Human Resources - T. Bradley)
2. Monthly Residential and Commercial Building report for June 2024. (Engineering & Construction Services—B.Bundy)
3. Review of the June 4, 2024 Planning Commission Meeting Minutes. (Planning & Zoning - E. Richey)
4. Code Enforcement report for January 1 through June 30, 2024. (Neighborhood Services - M. Stroh)
5. Review of the City Manager's Report for the month of June 2024. (Finance - T. Cromar)

G. ADJOURNMENT.



MUNICIPAL AUTHORITY AGENDA

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

July 23, 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 25, 2024 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action of approving a resolution for the Midwest City Municipal Authority, a public trust, to release unappropriated fund balances in the amount of \$8,723,644 at the close of day June 30, 2024 to be made available for fiscal year 2024-2025; and amending the budget for fiscal year 2024-2025 to include the released appropriations from the fiscal year 2023-2024 budgets as supplemental appropriations; and effective July 1, 2024, renewing encumbrance commitments canceled at the close of day June 30, 2024. (Finance - T. Cromar)
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Stormwater Fund, expenditures/Stormwater (61) \$474,000. Water Fund, expenditures/Water (42) \$3,003,216. (Finance - T. Cromar)
4. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2023-2024, increase: Water Fund, expenditures/Water (42) \$78,500.(Finance - T. Cromar)
5. Discussion, consideration, and possible action of renewing contracts for FY 2024/2025 with Brenntag Southwest, Inc., Mid America Hydro Tech, and Sierra Container without modifications; Cabot Norit Americas, Inc., with a 4% price increase; and Republic Services of Oklahoma with a 3.5% price increase. (Public Works - R. Streets)

6. Discussion, consideration, and possible action of extending contracts without modifications with UniFirst Holdings, Inc., for uniforms and supplies and with Midstate Traffic Control, Inc., for traffic signal maintenance for FY 2024/2025. (Public Works - R. Streets)
7. Discussion, consideration, and possible action of entering into a contract with Plummer Associates, Inc., in the amount of \$139,236.00 for design of the Hiwassee Lift Station Improvements, Phase I. (Public Works - R. Streets)

C. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action of awarding the bid to and entering into a contract with H&H Plumbing & Utilities, Inc. for \$2,230,775 to construct the North Side Utilities Water Project. Trustees delegates the Chairman to sign and execute the contract. (Engineering & Construction Services - B. Bundy)
2. Discussion, consideration, and possible action of approving a Professional Services Agreement with Freese and Nichols, Inc., in the amount of \$799,000.00 to develop a citywide stormwater master plan. (Public Works - R. Streets)

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. FURTHER INFORMATION.

1. Review of the monthly report on the current financial condition of the Delta Hotel at the Reed Center for the period ending June 30, 2024. (Director of Operations - R. Rushing)

F. ADJOURNMENT.



MEMORIAL HOSPITAL AUTHORITY AGENDA

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

July 23, 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 25, 2024 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action for adoption of a resolution for the Midwest City Memorial Hospital Authority, a public trust, to release unappropriated fund balance in the amount of \$1,508,819 at the close of day June 30, 2024 to be made available for fiscal year 2024-2025; and amending the budget for fiscal year 2024-2025 to include the released appropriations from the fiscal year 2023-2024 budget as supplemental appropriations; and effective July 1, 2024, renewing encumbrance commitments canceled at the close of day June 30, 2024. (Finance - T. Cromar)
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2023-2024, increase: Hospital Authority Fund, expenditures/Hospital Authority (90) \$10,469,070. (Finance - T. Cromar)
4. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2024-2025, increase: Hospital Authority Fund, expenditures/Hospital Authority (90) \$9,530,930. (Finance – T. Cromar)
5. Discussion, consideration and possible action of approving the management representation letter to Grant Thornton LLP and accepting the draft final report for Sooner Town Center II, LLC for calendar years ending December 31, 2023 and 2022. (Finance - T. Cromar)

C. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action of awarding the bid to and entering into a contract with Wynn Construction Co., Inc. for \$1,614,883 and 210 Calendar Days for the Mid-America Park Phase 1 Project, a 2018 GO Bond project. Trustees delegate the Chairman to sign and execute the contract. (Engineering & Construction Services - B. Bundy)

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. ADJOURNMENT.



SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA

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

July 23, 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 25, 2024 special meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2024-2025, increase: Economic Development Authority Fund, revenue/Transfers In (00) \$25,000; expenditures/Economic Development Authority (95) \$25,000. (Finance - T. Cromar)
3. Discussion, consideration and possible action of approving the management representation letter to Grant Thornton LLP and accepting the final draft report for Sooner Town Center II, LLC for calendar years ending December 31, 2023 and 2022. (Finance - T. Cromar)
4. Discussion, consideration and possible action of approving a resolution for the Midwest City Economic Development Authority, a public trust, to release unappropriated fund balances in the amount of \$1,055,338 at the close of day June 30, 2024 to be made available for fiscal year 2024-2025; and amending the budget for fiscal year 2024-2025 to include the released appropriations from the fiscal year 2023-2024 budgets as supplemental appropriations; and effective July 1, 2024, renewing encumbrance commitments canceled at the close of day June 30, 2024. (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.**



ECONOMIC DEVELOPMENT COMMISSION AGENDA

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

July 23, 2024 – 6:04 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Commissioner Susan Eads	Commissioner Marc Thompson	General Manager Tim Lyon
Commissioner Pat Byrne	Commissioner Sara Bana	Secretary Sara Hancock
Commissioner Rita Maxwell	Commissioner Rick Favors	Authority Attorney Don Maisch

- A. **CALL TO ORDER.**
- B. **CONSENT AGENDA.** These items are placed on the Consent Agenda so the Commissioners, by unanimous consent, can approve routine agenda items by one motion. If any Commissioners 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, and possible action to approve the April 23, 2024 special meeting minutes. (Secretary - S. Hancock)
- C. **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 Commissioners on any Subject not scheduled on the Regular Agenda. The Commissioners 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 Commissioners 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 C COMMISSIONERS.**
- D. **FURTHER INFORMATION.**
1. Review of the Communications & Marketing / CVB report for the 2nd quarter, period ending June 30, 2024. (Communications & Recreation - J. Ryan)
 2. Review of the Midwest City Chamber of Commerce's Quarterly Activities for the 2024 second quarter period ending June 30, 2024. (City Manager - T. Lyon)
- E. **ADJOURNMENT.**