



CITY OF MIDWEST CITY MEETINGS FOR September 24, 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 by 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

September 24, 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 - ROTC Cadets
- Mayoral Presentation to Home Away From Home Volunteers
- 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 August 27, 2024 meeting minutes. (City Clerk - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Reimbursed Projects Fund, expenditures/Neighborhood Services (15) \$278. Grants Fund, revenue/Intergovernmental (62) \$46,331; expenditures/Police (62) \$46,331. Police State Seizures Fund, expenditures/Police (62) \$28,000. 2018 Election G.O. Bond Fund, expenditures/General Government (14) \$310,000; expenditures/29th Street (92) \$9,000. Fire Capitalization Fund, revenue/Miscellaneous (00) \$5,280; expenditures/Fire (64) \$5,280. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of entering into a contract with Association of Central Oklahoma Governments for the FY 2024-2025 Unified Planning Work Program (UPWP). (Engineering & Construction Services - B. Bundy)
4. Discussion, consideration, and possible action of approving Amendment #2 for Professional Services with Lee Engineering, LLC in the amount of \$3,500 to provide an evaluation of vehicle detection systems as part of ODOT project JP 38093(04). (Engineering & Construction Services - B. Bundy)

5. Discussion, consideration, and possible action of the acceptance of maintenance bonds from First Water Contracting, LLC in the amount of \$39,105.63 respectively. (Engineering & Construction Services - P. Menefee)
6. Discussion, consideration, and possible action of the acceptance of maintenance bonds from Bentwood Investments in the amount of \$20,722.87 and \$19,289.77 respectively. (Engineering & Construction Services - P. Menefee)
7. Discussion, consideration, and possible action of the acceptance of maintenance bonds from H&H Plumbing & Utilities, Inc. in the amount of \$30,076.00, \$17,068.00, and \$36,402.00 respectively. (Engineering & Construction Services - P. Menefee)
8. Discussion, consideration, and possible action of the acceptance of maintenance bonds from Schwartz Paving, Inc. in the amount of \$55,846.13. (Engineering & Construction Services - P. Menefee)
9. Discussion, consideration, and possible action of appointing Ms. Donna Swartz to the Midwest City Historical Society as the Mayoral representative for a three-year term ending on August January 12, 2027. (City Manager – T. Lyon)
10. Discussion, consideration, and possible action of declaring two (2) fire hose dryers as surplus and authorizing disposal by public auction, sealed bid or other means as necessary. (Fire - B. Norton)
11. Discussion, consideration and possible action to declare (1) Folder/Sealer as surplus and authorizing disposal by public auction, sealed bid or other means as necessary. (Police - G. Wipfli)
12. Discussion, consideration, and possible action declaring various items of City property as surplus property and authorizing their disposal through sealed bid, public auction, or by other means as necessary. (Engineering - B. Bundy)
13. 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)

D. DISCUSSION ITEMS.

1. (PC-2181) Public hearing, discussion, consideration, and possible action of approval the Final Plat of Glenhaven Commercial for the property described as a tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma. (Planning & Zoning- M. Summers)
2. (PC-2182) Public hearing, discussion, consideration, and possible action of approving the Final Plat of Glenhaven for the property described as a tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma. (Planning & Zoning- M. Summers)

3. (PC-2183) Public hearing, discussion, consideration, and possible action approving a resolution to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to High Density Residential Land Use; and an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to High Density Residential District (“R-HD”), for the property described as a part of the Northeast Quarter (NE/4) of Section Twenty-Six (26), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1905 & 1919 N. Douglas Blvd., Midwest City. (Planning & Zoning- M. Summers)
4. (PC-2184) Public hearing, discussion, consideration, and possible action to consider approval of the Final Plat of Turtlewood 7th Addition for the property described as a tract of land lying in the Southeast Quarter (SE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Planning & Zoning- M. Summers)
5. (PC-2185) Public hearing, discussion, consideration, and possible action to consider approval of a Special Use Permit to allow “Food and Beverage Retail Sales” for the property described as a part of the Northwest Quarter (NW/4) of Section Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1740 S. Sooner Rd. Suites A & E. (Planning & Zoning- M. Summers)
6. (PC-2186) Public hearing, discussion, consideration, and possible action to consider approval of the Preliminary Plat of Carters Cove for the property described as a tract of land lying in the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Planning & Zoning- M. Summers)
7. Discussion, consideration, and possible action of entering into an agreement for Professional Services with Johnson & Associates, LMRK, Meshek, Plummer, SRB, and TAP Architecture to provide professional services as an on-call basis for the budget year 2024-2025 and delegating City Manager ability to approve each task order up to the amount of \$100,000. (Engineering & Construction Services - B. Bundy)
8. Discussion, consideration, and possible action on a Resolution relating to the incurring of indebtedness by the Trustees of the Midwest City Municipal Authority in an aggregate principal amount of not to exceed Two Million Two Hundred Fifty-Two Thousand Dollars (\$2,252,000.00), approving documents as may be necessary or required and declaring an emergency. (Public Works - R. Paul Streets)
9. Discussion, consideration, and possible action regarding a 3.8% percent across the board increase to the base salary of City Employees covered by the International Association of Firefighters (IAFF) Local #2066 collective bargaining agreement, to be effective July 1, 2024. (Human Resources - T. Bradley)
10. Discussion and consideration for adoption, including any possible amendment, to approve the annual water meter schedule of fees review as allowed per Midwest City Municipal Code, Chapter 43 Water, Sewer, Sewage Disposal and Stormwater Quality, Article II, Water, Section 18 Installation fees; meter installation, etc. (R. Paul Streets - Public Works)

11. Discussion, consideration, and possible action of approving a new lease agreement with New Cingular Wireless (f/k/a AT&T) and the Midwest City Municipal Authority for the lease of space for the installation of cellular antennas on the clock tower in W.P Bill Atkinson Park, 301 E. Mid-American Blvd, at an initial annual payment of \$35,000.00. (D. Maisch – City Attorney).
12. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 2, Administration, Article II, City Council, Section 2-12, Place of city council meetings; invitation; providing for a repealer and severability. (D. Maisch - City Attorney).

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)(4) to discuss confidential communications between a public body and its attorney concerning a pending investigation, claim, or action of the public body with the advice of its attorney, determines that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest regarding the Hill Arbitration and 2) authorizing the City Manager to take action as appropriate based on discussion. (City Manager - T. Lyon)

G. FURTHER INFORMATION.

1. Review of the City Manager's Report for the month of August 2024. (Finance - T. Cromar)
2. Review of the August 6, 2024 Planning Commission Meeting Minutes. (Planning and Zoning - E. Richey)
3. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for August 2024. (Human Resources - T. Bradley)
4. Monthly Residential and Commercial Building report for August 2024 Building Report (Engineering & Construction Services—B. Bundy)

H. ADJOURNMENT.



MUNICIPAL AUTHORITY AGENDA

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

September 24, 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 August 27, 2024, meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, decrease: Sewer Construction Fund, expenditures/Sewer Construction (46) \$15,567. (Finance - T. Cromar)

C. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action of approving a new lease agreement with New Cingular Wireless (f/k/a AT&T) and the City of Midwest City for the lease of space for the installation of cellular antennas on the clock tower in W.P Bill Atkinson Park, 301 E. Mid-American Blvd, at an initial annual payment of \$35,000.00. (D. Maisch – City Attorney).
2. Discussion, consideration and possible action on a Resolution authorizing the issuance of not to exceed \$2,252,000.00 Midwest City Municipal Authority Clean Water SRF Promissory Note, Series 2024; approving a Loan Agreement, Promissory Note, Security Agreement, and Sales Tax Agreement; and authorizing such other documents and agreements as may be necessary or required; authorizing the sale of the Note to the Oklahoma Water Resources Board and containing other provisions relating thereto. (Public Works - R. Paul Streets)
3. Discussion, consideration, and possible action of entering into an agreement for Professional Services with Johnson & Associates, LMRK, Meshek, Plummer, SRB, and TAP Architecture to provide professional services as an on-call basis for the budget year 2024-2025 and delegating General Manager ability to approve each task order up to the amount of \$100,000. (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.



MEMORIAL HOSPITAL AUTHORITY AGENDA

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

September 24, 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 August 27, 2024, meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration, and possible action of approving an amendment to the grant awarded to the Mid-Del School District, Child Nutrition Program for the purchase of a digital board. (D. Maisch – City Attorney).

C. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action to reallocate the Hospital Authority investments (Finance - T. Cromar)
2. Discussion, consideration, and possible action of entering into an agreement for Professional Services with Johnson & Associates, LMRK, Meshek, Plummer, SRB, and TAP Architecture to provide professional services as an on-call basis for the budget year 2024-2025 and delegating General Manager ability to approve each task order up to the amount of \$100,000. (Engineering & Construction Services - B. Bundy)

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 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

September 24, 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. **DISCUSSION ITEMS.**

1. Discussion, consideration, or possible action to approve the August 27, 2024, meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration, and possible action of entering into an agreement for Professional Services with Johnson & Associates, LMRK, Meshek, Plummer, SRB, and TAP Architecture to provide professional services as an on-call basis for the budget year 2024-2025 and delegating General Manager ability to approve each task order up to the amount of \$100,000. (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.**