



CITY OF MIDWEST CITY MEETINGS FOR February 25, 2025

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

February 25, 2025 – 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 ROTC Cadets
- OML Service Awards Presentation:
 - Delvon Patterson, Neighborhood Services
 - Travis Rose, Line Maintenance
 - Teresa Copelan, Animal Welfare
 - Dom Henderson, Solid Waste
 - Michael Johnson, Solid Waste
 - Paul Cranford, Police
 - Ryan Rushing, City Management
 - Robert Coleman, Economic Development
 - Mike Floyd, Golf
 - Tracy Hager, Streets
 - Espinola Bowman, Prior Council & various boards/commissions
- Mayoral Proclamations: Toby Shores, Robert Toney and Audrey Griffin
- 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 and possible action to approve the January 14, 2025 meeting minutes. (City Clerk - S. Hancock)
2. Discussion, consideration, and possible action to approve January 28, 2025 minutes. (City Clerk - S. Hancock)

3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Emergency Operations Fund, revenues/Intergovernmental (00) \$79,600; expenditures/Emer Operation Fund (21) \$79,600. Reimbursed Projects Fund, expenditures/Transfers Out (14) \$1,247,803. Fire Capitalization Fund, expenditures/Fire (64) \$95,950. (Finance - T. Cromar)
4. Discussion, consideration and possible action of approving a release of an easement for 2824 Parklawn Drive, Midwest City, OK. (D. Maisch – City Attorney).
5. Discussion, consideration and possible action to approve entering into a Grant Agreement with the State of Oklahoma Department of Emergency Management (OEM) for the awarded amount of \$250,000 to purchase and install four (4) emergency generators at the following facilities: CNG Fueling Station, Fleet Service Center and two (2) Sanitary Sewer Lift Stations. (D. Wagner-Emergency Management)
6. 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 Hundred Nineteen Thousand Dollars (\$219,000.00), approving documents as may be necessary or required and declaring an emergency. (Public Works - R. Streets)
7. Discussion, consideration, and possible action of accepting a Grant of Permanent Easement from Charity Free Will Baptist Church of Midwest City, across a parcel of land located within the corporate boundaries of Midwest City in Section 8, Township 11 North, Range 1 West of the Indian Meridian, Oklahoma County, Oklahoma. (Public Works - P. Menefee)
8. Discussion, consideration, and possible action of approving Change Order #1 for \$96,367.01 with Oklahoma Department of Transportation for STP 255B(619)AG, State Job Number 37927(04), Westminster Road resurfacing from NE 10th Street to NE 5th Street. (Public Works - R. Streets)
9. Discussion, consideration, and possible action to reappoint Jess Huskey and Jay Dee Collins to the Planning Commission for a three-year term to expire February 24, 2028. (Planning and Zoning - M. Summers)
10. Discussion, consideration, and possible action of appointing Ms. Gloria Love as the Ward 3 representative of the Midwest City Arts Council. (City Manager Office - V. Sullivan)
11. Discussion, consideration, and possible action of declaring a chain saw, an automated external defibrillator (AED), portable hydrostatic pressure tester, and Keiser training force machine as surplus and authorizing disposal by public auction, sealed bid or other means as necessary. (Fire Chief - D. Beabout)
12. 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-2196) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”), to a Simplified Planned Unit Development (“SPUD”), for the property described as a tract of land in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 920 N. Air Depot Blvd., Midwest City. (Planning & Zoning- M. Summers)
2. ((PC-2203) Public hearing, discussion, consideration, and possible action approving an Ordinance to redistrict from Planned Unit Development (“PUD”) to Amended Planned Unit Development (“PUD”), for the property described as Lot One (1), in Block One (1) of Tonick Plaza, an Addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, located at 10011 SE 15th Street, Midwest City, Oklahoma. (Planning & Zoning- M. Summers)
3. (PC-2199) Public hearing, discussion, consideration, and possible action of an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 7, Development Review Procedures, Sub-Section 7.1.1., Mandatory Pre-Application Conference for Plans and Applications; Sub-Section 7.1.6., Fees; Sub-Section 7.5.1., Site Plan Requirements; Sub-Section 7.5.6., Fees; Sub-Section 7.8., Special Exceptions; and Providing for Repealer and Severability. (Planning & Zoning- M. Summers)
4. (PC-2197) Public hearing, discussion, consideration, and possible action of an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 5, Supplemental Regulations, Sub-Section 5.2.3., Fencing and Screening; Sub-Section 5.7.8., Steel Shipping Containers/Personal Storage Units; Sub-Section 5.9., Application for Establishment of Private or Quasi-Private Facility; Sub-Section 5.17.1., Carport Requirements; and repealing and placing Sub-Section 5.18., Residential Cluster Development Option into reserve; and providing for repealer and severability. (Planning & Zoning- M. Summers)
5. (PC-2198) Public hearing, discussion, consideration, and possible action of an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 6, Development Review Bodies, Sub-Section 6.1.2, Final Authority for Deciding Applications and Appeals; Sub-Section 6.2.9., Role of Review and Recommendation to the City Council; Sub-Section 6.4.1., Responsibilities; Sub-Section 6.5.2., Purpose and Responsibilities; Sub-Section 6.6.1., Summary of Review Authority, and providing for repealer and severability. (Planning & Zoning- M. Summers)
6. Discussion, consideration, and possible action of approving a Resolution of Necessity to acquire through condemnation proceedings 2813 and 2816 Parklawn Drive in Midwest City. (T. Lyon – City Manager).
7. Discussion, consideration, and possible action of approving an OnRoad2 Program Memorandum of Agreement between the City of Midwest City/Midwest City Municipal Authority and the Oklahoma Department of Environmental Quality in the amount of \$1,585,048.80 to replace eligible diesel vehicles/engines to reduce nitrogen oxides (“NOx”). (Public Works - R. Streets)

8. Discussion, consideration and possible action of accepting and approving the financial audit of the City of Midwest City for the year ending June 30, 2024. (Finance - T. Cromar)
 9. Discussion, consideration and possible action of approving a resolution amending Resolution 2008-08A by modifying the level of emergency reserves the General Fund shall be twenty percent (20%) and the Police fund, Fire fund, Welcome Center fund, Convention & Visitors Bureau fund, and Juvenile fund shall be 10% of its budgetary operating expenditures each fiscal year. (Finance -T. Cromar)
 10. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, to de-annex a portion of Midwest City (Riverside Mobile Home Park) and to transfer ownership of water and sewer lines within the Mobile Home Park to the owner of said Park. (D. Maisch – City Attorney).
 11. Discussion, consideration and possible action of approving a Resolution sunsetting certain Boards, Committees and Commissions of the City of Midwest City and set how future Boards, Committees and Commissions shall be created. (D. Maisch – City Attorney).
 12. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 38 Subdivision Regulations, Article I, General Provisions, Section 38-42, Subsection 38-42.3, Adequate public facility requirements; 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. FURTHER INFORMATION.
1. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for January 2025. (Human Resources - T. Bradley)
 2. Review of the January 7, 2025 Planning Commission Meeting Minutes. (Planning and Zoning - E. Richey)
 3. Monthly Residential and Commercial Building report for January 2025 Building Report (Engineering & Construction Services - C. Evenson)
 4. (MP-00020) Status update regarding the Minor Plat application for Sooner Rose II 2nd Addition for the property described as all of Lot Two (2) in Block Two (2) of Sooner Rose II Addition, an addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof. (Planning & Zoning- M. Summers)

5. 2018 GO Bond Executive Summary (Engineering & Construction Services - C. Evenson)
6. Review of the City Manager's Report for the month of January 2025. (Finance - T. Cromar)
7. Review of the January 14, 2025 Special Planning Commission Meeting Minutes. (Planning and Zoning - E. Richey)

G. 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 review of litigated settlements, concerning a letter that was received; and 2) authorizing the City Manager to take action as appropriate based on discussion. (City Manager - T. Lyon)

H. ADJOURNMENT.



MUNICIPAL AUTHORITY AGENDA

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

February 25, 2025 – 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, and possible action to approve January 28, 2025 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: Const Loan Payment Rev Fund, revenue/Miscellaneous (00) \$219,000; expenditures/Water Department (42) \$219,000. MWC Sewer Department, expenditures/Sewer Department (43) \$97,698. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of awarding the bid to and approving a contract with Atwell Roofing Co., Inc., in the amount of \$436,900.00 to replace the roof of the Main Control Building at the Water Treatment Plant. (Public Works - R. Streets)

C. DISCUSSION ITEMS.

1. Discussion, consideration and possible action of approving a resolution amending Resolution MA2008-08A by modifying the level of emergency reserves the Municipal Authority shall be ten percent (10%) of its budgetary operating expenditures each fiscal year. (Finance - T. Cromar)
2. Discussion, consideration and possible action to approve a Resolution authorizing the issuance of not to exceed \$219,000.00 Midwest City Municipal Authority Drinking Water SRF Promissory Note, Series 2025; 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. Street)

3. Discussion, consideration, and possible action of approving an OnRoad2 Program Memorandum of Agreement between the City of Midwest City/Midwest City Municipal Authority and the Oklahoma Department of Environmental Quality in the amount of \$1,585,048.80 to replace eligible diesel vehicles/engines to reduce nitrogen oxides (“NOx”). (Public Works - R. Streets)
4. Discussion, consideration, and possible action of awarding the bid to and approving a contract with Brewer Construction Oklahoma LLC in the amount of \$169,896.00 to provide all necessary services to complete the Starview Service Line Connections project. (Public Works - R. Streets)
5. Discussion, consideration, and possible action of approving a contract with Routeware, Inc, and Affiliates in an amount not to exceed \$117,084.00 for the implementation of Smart City, fleet management software for solid waste and recycling services and authorizing the General Manager to execute a contract. (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. ADJOURNMENT.



MEMORIAL HOSPITAL AUTHORITY AGENDA

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

February 25, 2025 – 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, and possible action to approve January 28, 2025 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: Hospital Authority Fund, revenue/Hospital Authority (90) \$1,247,803. (Finance - T. Cromar)
3. Discussion, consideration and possible action to reallocate assets, change fund managers or make changes to the Statement of Investment Policy, Guidelines and Objectives. (Finance - T. Cromar)
4. Discussion, consideration and possible action of approving a request for a six (6) month extension to expend Grant funds from the 2024 Grant approval for Animal Welfare's Spay and Neutering program. (V. Sullivan – Assistant City Manager).
5. Discussion, consideration and possible action of approving a request for a six (6) month extension to expend Grant funds from the 2023 Grant approval for Blue Light Phones. (D. Maisch – City Attorney).

C. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action of approving the funding recommendations of the Memorial Hospital Authority Board of Grantors for the FY 2024-2025 Community Improvement Grant Program in an amount not to exceed the budgeted amount of \$565,871. (City Manager - T. Lyon)

2. Discussion, consideration, and possible action of approving the funding recommendations of the Memorial Hospital Authority Board of Grantors for the FY 2024-2025 Community Improvement Grant Program in an amount not to exceed the budgeted amount of \$565,871. (City Manager - T. Lyon)
 3. Discussion, consideration, and possible action of approving an Assignment of Commercial Land Contract from Sooner Investment, agreeing to purchase a ± 1.75-acre tract located from 8912 - 8920 SE 29th Street (a/k/a Part of the NE/4, NE/4, NE/4 of Section 14, Township 11N, Range 2W, I.M., Oklahoma County) for \$2,600,000, plus Closing costs; and the authorize the Chairman to execute all documents necessary for the Closing. (Economic Development – R. Coleman)
- 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.